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Minutes of a Meeting of the Worthing Planning Committee 22 July 2020 at 6.30p.m.

Councillor Paul High
Councillor Noel Atkins

Councillor Paul Baker
Councillor Jim Deen
Councillor Martin McCabe

Councillor Helen Silman
Councillor Paul Westover
Councillor Steve Wills

**** Absent**

Officers: Head of Planning and Development, Principal Planning Officer (Major Projects),
Lawyer and Democratic Services Officer

WBC-PC-15-19-20 Substitute Members

There were no Substitute Members.

WBC-PC-16-19-20 Declarations of Interest

Councillor Paul High declared an interest as an elected Member of WSCC/Highways Consultant on both applications.

Councillor Martin McCabe advised he had recently been admitted into the Royal Institute of British Architects and was resident in Goring.

Councillor Noel Atkins declared an interest as an elected Member of WSCC.

Councillor Steve Wills declared an interest as Castle Ward Councillor.

WBC-PC-17-19-20 Public Question Time

The Chairman advised that there were no pre-submitted questions from members of the public about any matter for which the Council had a responsibility or which affected the Borough.

The Council's procedure rules require advance notification of all public questions where a committee meeting is being held remotely.

WBC-PC-18-19-20 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 24 June 2020 be confirmed as a correct record and that they be signed by the Chairman.

A recorded vote was taken as follows:

For: Councillors Atkins, Baker, Deen, High, McCabe, Silman, Westover and Wills.

WBC-PC-19-19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC-20-19-20 Planning Applications

The planning applications were considered, see attached appendix.

Appendix - Planning Applications 22/07/2020

The Chairman declared the meeting closed at 9.36 pm, having commenced at 6.30 pm

Chairman

Applicant Number: AWDM/1979/19	
Site:	HM Revenues And Customs, Barrington Road, Worthing
Proposal:	Outline planning permission for the demolition and phased, comprehensive, residential-led redevelopment for a maximum of 287 dwellings (use class C3), of which up to 140 would be houses and up to 158 would be apartments/retirement apartments. Provision of a 68-bedroom care home (use class C2). Provision of car parking, landscaping and associated works. All detailed matters reserved except for access points at the site boundaries.

An addendum, which provided an update on both applications since the agenda was published, was circulated to the Committee Members prior to the meeting and added to the Council's website.

The Head of Planning and Development advised the Committee Members he would begin the presentation and then hand over to his colleague, Stephen Cantwell, the Case Officer, to provide further detail.

Members were shown an aerial view of the site and advised outline planning permission was sought for the demolition and phased residential-led redevelopment of 287 dwellings, a mixture of houses and flats, to include a 68 bed Care Home. All matters would be reserved apart from access into the site, and a detailed assessment had taken place between the applicants and Officers to test whether the quantum of the development could be accommodated on the site. The Officer advised that at present there was no developer involved.

Members were shown an aerial view of the site, and the Officer indicated key areas. To the west of the site was an area known as the 'nib', an extra area of land owned by the applicants but not included in the current application.

Officers had no objection in principle to residential development of the site however, it was envisaged in the Emerging Local Plan that industrial land would come forward on the nib site to the west, in addition to the industrial land to the north of the nib, the former gas holder and waste treatment site.

The Case Officer, ran through the detailed site photographs for Members' consideration and provided further information on the application, which included showing the Committee the illustrative plans submitted to demonstrate site capacity; various parameter plans; an indicative cross section plan of buildings; layouts of the highway plans; and the new footway and cycle path access.

The Head of Planning and Development advised Members that with regard to a health contribution, the Clinical Commissioning Group (CCG) had recently stated they considered there was a need for a significant contribution of £286,000. Officers would also require an open space contribution, a highways contribution, and the applicants had now agreed to a £20,000 contribution towards a feasibility study to improve access across the railway line.

The Officer referred to the viability of the scheme and the assessment submitted by the applicant indicated they could only afford a contribution of around £200,000 for s.106, and initially had indicated they would be unable to meet any affordable housing requirements. Further discussions had since taken place and the applicants had made an offer for a minimum of 7% affordable housing however, at outline stage it was felt too early to determine the final level of affordable housing to be delivered. The Officer then referred back to the late request for a substantial contribution from the CCG advising that the applicants would be unable to offer a minimum of 7% affordable housing if the Council sought the full contribution requested by the CCG. Officers had concluded it was important to secure a minimum of 7% affordable housing and felt a compromise with the CCG would be needed. The Officer stressed all contributions and the level of affordable housing would have to be assessed at the viability review stage.

The Officer advised there was a significant Community Infrastructure Levy (CIL) which could contribute towards offsite medical facilities. He stated that the Joint Strategic Committee had agreed recently that the Council's CIL charging schedule needed to be amended as there were concerns about delivering affordable housing, particularly for apartment developments and brownfield sites, and in this case there is land contamination which would add significantly to build costs.

The Officer referred Members to Table 3 - Heads of Terms for the Legal Agreement on pages 43-45 of the report, and concluded by reading out the revised Officer's recommendation within the addendum.

Members raised queries with the Officers, which were answered in turn and in summary included:-

- an update on air quality impact;
- historic use/nature of any contamination on site;
- a drainage strategy;
- removal of asbestos;
- detail of tree removal;
- restrictions on construction traffic during peak hours; and
- affordable housing.

There were further representations from an objector, who was unable to attend the meeting, and three supporters who had elected to join the meeting.

During debate, Members thanked Officers for a comprehensive report; they felt the outline planning application offered some positive possibilities for a successful future development of the site; and were encouraged to note there would be the potential for a higher percentage of affordable housing being achieved.

A proposal was put forward by Councillor Paul Westover, seconded by Councillor Noel Atkins, for approval of the application with the inclusion of an additional condition for the Construction Management Plan to be amended to ensure restrictions on construction traffic during peak hours for local schools.

A further proposal was put forward by Councillor Jim Deen, seconded by Councillor Paul High, for approval of the application with the inclusion of an additional condition for no trees or shrubs to be removed prior to the approval of reserved matters.

Separate votes were taken by roll call to agree the two proposed additional conditions and both were unanimously agreed.

A final vote was taken by roll call to approve the application, to include the two agreed additional conditions, and the vote was as follows:-

For: Cllrs Atkins, Baker, Deen, High, McCabe, Silman, Westover and Wills

Against: 0 Abstain: 0

Members also unanimously agreed that the s106 should require the following minimum contributions and a minimum of 7% affordable housing (subject to viability review at the Reserved Matters Stage):

£50k for off site transport improvements (bus shelters and passenger information)

£20k for a feasibility study to assess the scope for improvements to the pedestrian footbridge over the railway and an area of land to be reserved for potential improvements

£50k for off site Open Space provision.

£80k for improvements to local Medical Centres

Decision

The Committee Members agreed to delegate to the Head of Planning and Development to **GRANT** outline planning permission subject to the receipt of satisfactory additional and amended material referred to in this report; the completion of a planning obligation (s106) covering the matters set out in Table 3 of this report and the *s.106 addition below, and

subject to the following conditions (and any further appropriate conditions raised by consultees including those in this addendum):

*s.106 addition: The s.106 Agreement also to include provision of up to £20k for a feasibility study in liaison with Network Rail and/or the rail operator for access at Durrington Station and reservation and provision of land within the site for this purpose.

** Asterisk denotes 'pre-commencement' conditions. Some matters such as the submission of materials, are to be settled 'before works above ground or slab level'*

1. Approved Plans
2. Standard 3 year time limit
3. Reserved Matters details of appearance, landscaping, layout, scale to be approved*
4. Maximum 287 dwellings
5. Parameter plans – broad accordance with:
 - a) Scale and height (not to exceed parameters)
 - b) Site layout houses and apartments
 - c) Street hierarchy
 - d) Site boundaries and buffer planting
 - e) Open space quantum and characteristics
6. Accesses – larger scale detail drawings to be approved*
7. Access to be provided to western 'nib' land
8. Details of parking – amount, location and allocation, to be approved
9. Development phasing to be approved*
10. Site levels to be approved
11. Details of drainage to be approved in accordance with drainage strategy
12. Ground remediation, staged details for approval and verification*
13. Safeguarding of groundwater/ approval of any piling*
14. Biodiversity safeguards and mitigation to be approved*
15. Details of boundaries and means of enclosure
16. Sustainability plan to be approved
17. Safe Environments plan to be approved
18. Archaeological investigation works and reporting to be approved*
19. Lighting plan to be approved
20. Construction Management Plan to be approved*
21. Hours of work*

And any other appropriate conditions

Plus additional conditions set out in the addendum:

- 1) Access and visibility splays: construct in accordance with the details shown (or suitable alternative as may be agreed with the Planning & Highway Authorities).
- 2) Access Roads including drainage, approval of details, provision and retention
- 3) Emergency Access to be constructed in accordance with the approved plans and used by emergency vehicles, pedestrians & cyclists only.
- 4) Car parking spaces - full details of car parking provision including extent of allocated, unallocated and visitor parking spaces to be provided and be retained

- 5) Electric Vehicle Charging Parking spaces approval of details, provision and retention
- 6) Secure cycle parking spaces approval of details, provision and retention
- 7) Construction Management Plan approval of details, provision and implementation, including: number, frequency and types of construction vehicles; access, routing, unloading & parking of. of vehicles during construction. Also storage of plant and materials; security hoarding; wheel washing; details of public engagement both prior to and during construction work

The meeting was adjourned at 8.26pm and reconvened at 8.36pm.

Applicant Number: AWDM/0769/20	
Site:	106-108 Warren Road, Worthing
Proposal:	Demolition of No's. 106 and 108 and construction of a two and a half storey 82no. bedroom care home (C2 Use) and associated car parking and facilities.

The Principal Planning Officer introduced the application which was for an 82 bed Care Home and advised the description should read three and a half storey and not two and half storey.

The Officer outlined the details within the addendum that had previously been circulated to Members and summarised comments recently made by a neighbour at Hillside Avenue that backed onto the bridleway which would serve part of the site. The Officer's recommendation had also been amended which was included within the addendum.

The Officer ran through his presentation advising the demolition of two existing buildings and construction of a new three and half storey building on a split level site. The Committee Members were shown a number of photographs which included the bridleway; the existing entrance to 108 Warren Road, to be widened; views of the houses from Warren Road and trees to be felled.

The Committee Members were also shown a site plan; a computer generated image of the proposal; elevations; and floor plans.

The Officer concluded his presentation by stating the sustainable energy proposals included 15% renewable, and the Care Home should be designed to BREEAM Very Good Standard.

Some Members raised queries on the presentation for clarification, which were answered in turn.

There was a further representation from a supporter, which was read out by the Head of Planning and Development. The Officer also outlined an email circulated to Members from Councillor Elizabeth Sparkes for their consideration.

Following a short debate on the proposal, the Members agreed the Officer's recommendation to approve the application.

A vote was taken by roll call. The proposal put forward by Councillor Helen Silman, seconded by Councillor Jim Deen was to approve the application and the vote was as follows:

For: Cllrs Atkins, Baker, Deen, High, McCabe, Silman, Westover and Wills

Against: 0

Abstain: Cllr Martin McCabe

(Following advice from the Legal Officer, Councillor Martin McCabe abstained from the decision due to his loss of connectivity (both audio and visual) towards the end of the debate).

Decision

The Committee Members agreed to delegate to the Head of Planning and Development to **GRANT** planning permission subject to:

- i) the receipt of satisfactory additional and amended material referred to in this report, including a plan for any works to the bridleway and satisfactory comments of consultees including the County Highway Authority and Rights of Way officer, Highways England and Environmental Health;
- ii) the expiration of the additional publicity period and consideration of any further comments received;
- iii) the completion of a planning obligation (s106) and subject to the following conditions (and any further appropriate conditions):

** Asterisk denotes 'pre-commencement' conditions. Some matters such as the submission of materials, are to be settled 'before works above ground or slab level'*

Conditions

- 1. Standard 3 year time limit
- 2. Approved Plans
- 3. No demolition before contract for care home redevelopment secured*
- 4. Class C2 Care Home use only
- 5. 1:20 plans of building details
- 6. Materials to be approved
- 7. Means of enclosure, including retained boundary flint wall
- 8. Landscaping implementation of planting – details of internal hard surfaces and retaining wall and railing to be approved
- 9. Design details of bridleway to be approved
- 10. Provision of accesses
- 11. Provision of parking & manoeuvring (including EV charging & cables & cycles)
- 12. Implement Travel Plan
- 13. Hours for deliveries
- 14. Care home management plan to be approved

15. External plant or equipment, including acoustic/odour performance - details for approval
16. Obscure and fixed glazing (to 1.7m above floor level)
17. External lighting, details to be approved
18. Drainage: detailed proposals: surface (SuDS and management) and foul water
19. Drainage: post installation verification
20. Sustainable energy – detailed to be approved
21. Biodiversity measures to be implemented
22. Noise mitigation and ventilation measures – approval if additional provisions made
23. Construction and Environment Management Plan*
24. Hours of development works/construction*
25. Implementation of tree protection*
26. Contamination – precautionary approach during development