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**Minutes of a Remote Meeting of the Worthing Planning Committee
held via Zoom
20 January 2021
at 6.30pm**

Councillor Paul High (Chair)
Councillor Noel Atkins (Vice-Chair)

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, Planning Services Manager,
Planning Policy Manager, Senior Lawyer and Democratic Services Officer

WBC-PC/74/20-21 Substitute Members

There were no substitute members.

WBC-PC/75/20-21 Declarations of Interest

Councillors Paul High and Noel Atkins declared an interest as elected Members of West Sussex County Council.

WBC-PC/76/20-21 Public Question Time

Susan Belton, Chair of the Worthing Society, had been due to attend the meeting however, due to connectivity issues, an Officer read out the following question on her behalf:-

On behalf of the Worthing Society Committee and members, I would like to ask the Council whether they can confirm a commitment to retaining the traditional fishermen's lockers situated at the promenade at East Beach. The Society has received concerns from the local community that these lockers, which are part of Worthing's maritime history, and important to the local economy, may be removed.

The Head of Planning and Development responded as follows at the meeting:-

The Council's Head of Environment was looking into opportunities to enter into Licence Agreements with the fishermen to retain the lockers on the seafront. The Council had also received a request to consider adding the fishermen's lockers to the List of Community Assets. The Officer added that one of the issues was the shingle movement on the beach and the need for the Council to have regard to the need to ensure appropriate coastal defences and this may require at some point in the future for the lockers to be relocated.

It was agreed with the Chair that a full response from the Officer be sent to Susan Belton following the meeting.

WBC-PC/77/20-21 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 16 December 2020 be confirmed as a correct record and that they be signed by the Chairman.

A recorded vote was taken by the Democratic Services Officer which was as follows:

For: Councillors High, Atkins, Baker, Deen, Silman, Westover & Wills

Abstention: Councillor Martin McCabe

WBC-PC/78/20-21 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/79/20-21 Planning Applications

An application was considered, see attached appendix.

Following the decision made on the application, the Chair agreed to adjourn the meeting at 7.55hrs and reconvene at 8.10hrs to consider the two remaining items on the agenda.

WBC-PC/80/20-21 Infrastructure Funding Statement (IFS)

The Head of Planning and Development introduced the report and advised Members that it was a new Government requirement for all Councils to provide an annual IFS.

The Officer stated there had been some concern at a perceived lack of transparency regarding the s106 process and felt the Statement would assist the public in advising what money the Council had collected and what that money was spent on. The Officer's recommendation was for the Committee Members to note the publication of the IFS 2019-20 and the accompanying Developer Contributions Data on the Councils' website.

Decision

The Planning Committee unanimously agreed to note the publication of the Worthing Infrastructure Funding Statement 2019-20 and the accompanying Developer Contributions Data on the Council's website.

WBC-PC/81/20-21 Local Development Scheme

The Planning Policy Manager introduced the report and stated it was a requirement for local planning authorities to have a Local Development Scheme in place. The Officer advised that, in summary, it was a three year project plan which set out the work programme for the Planning Policy team and the Local Development documents for advancement over that period.

The Officer reminded Members that the pre-submission consultation for the draft Local Plan would begin on Tuesday 27 January 2021 for 8 weeks, and then Officers would be on the path to submit the Plan to the Inspector and the Secretary of State towards the end of April 2021. The Officer advised they were hopeful the Local Plan could be adopted in early 2022.

Following the presentation, one Member asked whether there was scope for the current Tall Buildings SPD to be reviewed. The Officer advised the Tall Buildings SPD had been discussed with the Local Plan Working Group and there was the potential to update the document. He advised that given the density pressures within Worthing, and the proposals coming forward, the Officer felt there would be a need for greater clarity and therefore would be worthy of review.

Decision

The Planning Committee unanimously agreed to note the work programme as outlined in the report and as set out in the revised Local Development Scheme (Appendix A), prior to its approval by the Executive Member for Regeneration.

The Chairman declared the meeting closed at 8.32 pm, having commenced at 6.30 pm

Chairman

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| Application Number: AWDM/1711/20 | |
| Site: | 26-28 Madeira Avenue, Worthing |
| Proposal: | Change of use and sub division of existing single residential dwelling (Class C3) to Independent Psychology & Psychiatry practice (Class E) (number 28) and as a single dwellinghouse (Class C3) (number 26). |

The Planning Services Manager introduced the report and advised that one further letter of objection had been received on the grounds of adverse impact on the nature and character of the street, together with increased traffic and parking pressures. The Planning Consultant acting for the objectors had also submitted a further letter dated 18 January 2021 which had been circulated to Members of the Committee.

Members were shown an aerial photograph of the site and the Officer advised No 26 would become a single residential unit and No 28 was subject to a change of use to an independent psychology and psychiatry practice.

The Officer produced a number of plans and photographs to assist Members' consideration of the application; gave some background on the building's former use; and referred to the Environmental Health Officer's concerns regarding the entrance to No 26. The Officer confirmed the lift would be removed and entry would be through the front door.

The Officer's recommendation was for approval.

There were further representations from three objectors who had all elected to join the meeting. A representation from Ward Councillor Keith Bickers, who joined the meeting, and Ward Councillor Carl Walker, who was unable to join the meeting however, his representation was read out by an Officer. There was also a representation from the agent in support and the applicant had joined should the Committee Members wish to raise any further queries for clarification.

At the start of the debate a Member proposed the Officer's recommendation be agreed, subject to the amendment to condition 6, for no patients to be seen outside of 09:00 to 17:30hrs. Another Member expressed his support for the application and felt the applicant had shown there was a demand for the service despite residents' concerns. The Member also felt that due to the building's configuration, should the application be refused, an application could be received for a House in Multiple Occupation (HMO). The Member agreed to second the proposal put forward.

Following further debate, the Committee Members voted unanimously in favour of the application, subject to the amendment of the hours of use as suggested; an amendment to condition 7 to specifically refer to visitors; and an additional condition (No 8) regarding sustainability measures being incorporated within the development.

Decision

That the planning permission be **GRANTED**, subject to the amendment to condition 6 to read: No patients are to be seen at the premises outside of 09.00 to 17.30hrs, Mondays to Fridays (excluding Bank or Public Holidays); the amendment to condition 7 to specifically refer to visitors; the addition of condition 8 requiring details of sustainability measures to be incorporated within the development; and the following conditions:-

01 Approved Plans

02 Full Permission

03 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

04 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

05 The premises shall be used as a psychology practice only and for no other purpose within any other Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of amenity

06 No patients are to be seen at the premises outside of 0900 hours to 1730 hours Monday to Fridays (excluding Bank and Public Holidays).

Reason: In the interests of the amenities of surrounding residential properties.

07 Within 1 month of the date of the permission hereby granted a management plan shall be submitted to the Local Planning Authority specifying the number of staff and patients to work and visit the premises and measures to be taken to limit the impact of the use of the premises upon the surrounding residential area, which include details of methods undertaken to ensure that all staff and particularly visitors are aware that no parking is available on Madeira Avenue, the location of alternative

parking locations and encouraging the use of other modes of transport. The approved details shall be maintained thereafter unless otherwise agreed in writing with or by way of an application to the Local Planning Authority.

Reason: In the interests of neighbouring residential amenity

08 Details of sustainability measures to be incorporated within the development.

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