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## Minutes of a Remote Meeting via Zoom of the Worthing Planning Committee on 17 February 2021

Councillor Paul High  
Councillor Noel Atkins

\*\* Councillor Paul Baker  
Councillor Jim Deen  
Councillor Martin McCabe  
Councillor Helen Silman

\*\*Councillor Paul Westover  
Councillor Steve Wills  
Councillor Karen Harman

### **\*\*Absent**

### **WBC/PC/82/20-21    Substitute Members**

Councillor Karen Harman substituted for Councillor Paul Baker.

Councillor Paul Westover sent late apologies via the Chairman.

### **WBC/PC/83/20-21    Declarations of Interest**

Councillor Paul High declared an interest as an elected Member of WSCC. The Councillor had also received comments on applications 6.1 and 6.2 however, advised he had not predetermined the decisions.

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

Councillor Steve Wills declared an interest as a resident in Heene Ward and advised he resided approximately 100 yards from Heenefields Guest House (application 6.3) but had not predetermined the matter.

Councillor Helen Silman declared an interest in application 6.3 as a Ward Councillor.

### **WBC/PC/84/20-21    Public Question Time**

There were no questions raised under Public Question Time.

### **WBC/PC/85/20-21    Confirmation of Minutes**

RESOLVED, that the minutes of the Planning Committee meeting held on 20 January 2021 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, Deen, McCabe, Silman, & Wills

### **WBC/PC/86/20-21    Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

## **WBC/PC/87/20-21 Planning Applications**

The applications were considered, see attached appendix.

## **WBC/PC/88/20-21 Chatsmore Farm Public Speaking**

The Chairman referred to the scheduled meeting on Wednesday 10 March 2021 to determine the Chatsmore Farm application and explained to the Committee that he wanted to extend the public speaking to increase the level of public participation. He introduced the Head of Planning and Development to outline the proposed public speaking protocol for the meeting.

The Officer shared his screen with Members to outline the proposed protocol and explained he had recently held an informal discussion with the Worthing Society who, together with other amenity groups, had made representations. He advised they felt the procedure struck the right balance by increasing the number of speakers given the large number of representations received.

The Chairman advised a vote would be required for the decision to be delegated to the Chairman, in consultation with the Head of Planning and Development, to make any further appropriate variations to the public speaking arrangements in connection with the determination of the Chatsmore Farm application.

The vote was as follows:

For: Councillors Atkins, Deen, Harman, High, Silman & Wills

Against: 0

Abstentions: Councillor McCabe

*(Councillor Martin McCabe lost connectivity during the item and therefore agreed to abstain from the vote).*

## **Decision**

The Planning Committee agreed the decision be delegated to the Chairman, in consultation with the Head of Planning and Development, to make any further appropriate variations to the public speaking arrangements in connection with the determination of the Chatsmore Farm application.

The Chairman declared the meeting closed at 7.55 pm, having commenced at 6.30 pm

Chairman

Application Number: AWDM/1404/19	
Site:	<b>156 Montague Street, Worthing</b>
Proposal:	Two storey extension to north elevation to form attached two-bedroom dwelling house with roof 'sun tunnels' to east roof slope and associated external alterations.

The Head of Planning and Development introduced the report and began his presentation by showing Members an aerial photograph of the site on the east side of Eriswell Road.

The Committee were shown an existing room layout plan and elevations, together with plans for the proposal and site photographs to assist Members in their consideration of the application.

The proposal included the removal of the lean-to and external staircase and within the rear yard to erect a 2 bedroom property. The Officer advised the plans showed a small rear garden area on the north side of the dwelling.

The Officer referred to the representations, with many commenting on a potential House in Multiple Occupation (HMO) however, he advised this related to the existing building to be converted into a 7 bed HMO, subject to a separate planning application. He reminded Members they were only considering the application for a two bed unit in the rear yard area.

The Officer's recommendation was for approval of the application, with an amendment to condition 10 to restrict any sleeping accommodation on the ground floor as required by the Council's Borough Engineer.

Following Members' debate, the Officer agreed an additional condition requiring the applicant to submit details of additional sustainability measures in light of the Council's Sustainability Checklist prior to commencement of development on site.

The Committee Members agreed to the amendment of condition 10 together with the additional condition and a vote was taken by roll call as follows:

For: Councillors Deen, Harman, High, McCabe, Silman & Wills

Against: 0

Abstentions: 0

*(Councillor Noel Atkins lost connectivity and therefore did not take part in the vote).*

## **Decision**

That the planning application be **APPROVED**, subject to the following conditions:-

1. Approved plans
2. Standard time limit
3. Agree construction materials (inc. window, doors and external surfaces)
4. Agree and implement architectural details and windows
5. Agree and implement boundary treatment
6. Close vehicle access
7. Agree and implement cycle parking
8. Agree construction management statement
9. Hours of construction limited to between 08.00 and 18.00 on Monday to Friday and 09.00 and 13.00hrs on Saturdays only
10. Implement recommendations of FRA and specifically i) prior to constructing the dwelling the site level is raised by 150mm, ii) A flood resilient wall and gate is built in front of the dwelling and to restrict any sleeping accommodation on the ground floor
11. Agree and implement soft planting bed to attenuate surface water run-off
12. Remove permitted development entitlements for extensions and alterations under Part 1 of the GPDO
13. Obscure-glaze and fix shut below 1.7m first-floor window in north elevation of new dwelling
14. Applicant to submit details of additional sustainability measures in light of the Council's Sustainability Checklist prior to commencement of development on site

Application Number: AWD/1924/20	
Site:	<b>33 Georgia Avenue, Worthing</b>
Proposal:	Retrospective application for change of use of storage garage to take away coffee shop.

The Head of Planning and Development introduced the report which referred to a retrospective application for the change of use from a single storey garage to a takeaway coffee shop.

The Officer shared his screen to show an aerial view of the site, block plan, layout plan of the garage, together with a number of photographs.

The Officer advised letters of objection had been received regarding litter, potential increase in antisocial behaviour and increase in activity levels in the area. However, the Officer referred Members to the number of suggested conditions to control the development, which included a two year temporary permission.

Concluding his presentation, the Officer referred Members to condition 7 which stated personal permission to the application, however, he felt in this case the business should be tied to the existing residential property.

The Officer's recommendation was for approval.

There was a further representation from the applicant who had elected to join the meeting.

### Decision

The Committee unanimously **APPROVED** the application, with the amendment to condition 7 and subject to the following conditions:-

1. Approved Plans
2. Temporary permission for 2 years
3. Trading hours until 8- 5pm Monday- Saturday 9-4pm Sunday
4. Details of litter bins to be submitted and approved
5. No hot food preparation on or hot food sales from the premises
6. No seating, tables, chairs on the forecourt or within the premises
7. Restrict the undertaking of the business to those occupying 33 Georgia Avenue
8. PD restriction to ensure the garage is not extended or altered

Application Number: AWDM/1806/20	
Site:	<b>Heenefields Guest House, 98 Heene Road, Worthing</b>
Proposal:	Change of use from Guest House (C1) to Residential (C3) with no structural alterations.

The Head of Planning and Development shared his screen to show Members an aerial photograph of the site, additional photographs, a block and room layout plan.

The Officer advised the main issue was the loss of visitor accommodation and Members were referred to the report which stated the current Core Strategy and emerging policy encouraged the retention of hotel and guest accommodation. However, with the advent of Airbnb and hospitality companies, the Officer said smaller guest houses in the town were struggling to compete.

Officers concluded that whilst there had been no marketing of the premises, they were satisfied the accounts demonstrated the business was not viable hence the recommendation to approve the application.

There was a further representation from the agent in support who had elected to join the meeting.

### **Decision**

The Planning Committee unanimously voted to **APPROVE** the application, subject to the following conditions:-

1. Drawing Numbers
2. Standard time limit
3. Cycle parking
4. Electric Vehicle Charging point.

Application Number: AWDM/1964/20 & AWDM/0004/21	
Site:	<b>Assembly Hall and Richmond Room, Stoke Abbott Road, Worthing</b>
Proposal:	Listed Building Consent and Worthing Reg 3 Application for new increased height felt flat roof.

The Head of Planning and Development briefly outlined the application for Members which they were happy to support.

### **Decisions**

The Committee Members unanimously voted to **APPROVE** both applications -

**AWDM/1964/20** - Listed Building Consent, subject to the following conditions:-

1. Approved Plans
2. LB Time Limit

**AWDM/0004/21** - Regulation 3 Consent, subject to the following conditions:-

1. Approved Plans
2. Standard Time Limit

Application Number: AWD/2080/20	
Site:	<b>34 Hurston Close, Worthing</b>
Proposal:	Application for consent under Worthing Tree Preservation Order No. 7 of 2007 to reduce crown height and radial spread by up to 2 metres Turkey Oak T1 and to fell and replace Ash tree T2 (in the garden of No. 35 Hurston Close).

The Head of Planning and Development briefly outlined the application for Members which they were happy to support.

### Decision

The Planning Committee unanimously agreed to **APPROVE** the application, subject to the following conditions:-

1. Approved Plans
2. The proposed works to the Turkey Oak tree T1, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: In the interest of visual amenity.

3. The proposed felling of the Ash tree T1, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Reason: In the interest of visual amenity.

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

Reason: In the interest of visual amenity.