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Minutes of a Meeting of the Worthing Planning Committee held in the Remote Meeting via Zoom on 24 March 2021

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

Councillor Paul Baker
Councillor Jim Deen
Councillor Martin McCabe

Councillor Helen Silman
Councillor Steve Wills
**Councillor Paul Westover

****Absent**

Officers: Head of Planning and Development, Planning Services Manager, Senior Lawyer and Democratic Services Officer

WBC-PC/95/19-20 Substitute Members

Councillor Karen Harman substituted for Councillor Paul Westover.

WBC-PC/95/20-21 Substitute Members

Councillor Karen Harman substituted for Councillor Paul Westover.

WBC-PC/96/20-21 Declarations of Interest

Councillor Paul High declared an interest as an elected Member of WSCC, particularly in relation to any highways matters.

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

The Head of Planning and Development declared a personal and prejudicial interest in relation to item 6.2, AWDM/0279/21, as he was acquainted with the applicant however had not played any part in the determination of the application.

During the meeting, Councillors McCabe and High separately declared an interest in item 6.2, AWDM/0279/21, as they both resided within the Goring Ward area.

WBC-PC/97/20-21 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/98/20-21 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 10 March 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, Harman, McCabe, Silman, & Wills

WBC-PC/99/20-21 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/100/20-21 Planning Applications

The applications were considered, see attached appendix.

WBC-PC/101/20-21 Appeal Performance

The Head of Planning and Development introduced the report and began by referring Members to one of the appended appeal decisions, The Wheatsheaf Public House in Richmond Road, which had raised concerns from The Worthing Society and the Planning Committee.

The Officer felt it was important for Committee Members to be notified of appeal decisions, and the comments on appeal performance. He confirmed that the Council upheld 83% of its 578 appeals and 86% of householder appeals, a good overall performance for 2019/20. The Officer further advised performance figures for the current financial year for appeals would be released in May 2021 and therefore a further report would be submitted in June 2021.

The Officer concluded his presentation by referring to the appeal decision, and costs made against the Council, on Salvington Hill. He added Officers were aware that nationally inspectors were awarding more costs against local authorities.

Some Members raised queries with the Officer which were answered in turn. One was in relation to the choice of reasons given for refusal of a planning application. The Officer advised that clearly articulated reasons were always needed for a refusal and felt it was necessary to capture within the debate exactly what those reasons were. Another Member referred to the Salvington Hill application and felt the Inspector had not been given full information on the biodiversity concerns raised at the planning meeting which she felt were significant. She asked the Officer whether Members should have emphasised those concerns more clearly within the reasons for refusal. The Officer recalled the debate and felt the reasons for refusal had captured more generally the loss of vegetation but had also included landscape conditions.

During debate, Members thanked the Officers for including the report on the agenda and agreed it would be beneficial to add any decisions received to future agendas as a standing item.

Decision

The Planning Committee unanimously AGREED to note the report and the attached appeal decisions.

WBC-PC/102/20-21 Open Space Standards for new Developments and off site contribution Calculator

The Head of Planning and Development outlined the report and advised Members the Joint Sport, Leisure and Open Space Study had helped to inform the Emerging Local Plan, and

policies within the Plan, in relation to the protection of open space. The Officer advised it was important to ensure new developments provided the right level of open space/play equipment however, should developers be unable to make provision on site there was a method of calculating offsite contributions towards enhancing parks, gardens and areas of open space.

The Officer advised there was a shortfall across all the different types of open space typologies and referred Members to Table 4 of the report which showed open space supply at Ward level against the quantity standards.

Members raised queries with the Officer, mainly in relation to their Wards, which were answered in turn.

During debate, it became apparent Members would like Officers to explore more enhancement along the seafront, and other areas within the town. The Officer agreed more discussion would take place with the Parks Team to attempt to address shortfalls.

Decision

The Planning Committee noted the recommended open space standards, AGREED to forward any comments to the Executive Member for Regeneration to consider prior to formally adopting the standards, agreed the cost calculator be adopted for use in calculating needs arising from development proposals; and be published on the Councils' website.

The Chairman declared the meeting closed at 7.52 pm, having commenced at 6.30 pm

Chairman

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Application Number: AWDM/2132/20	
Site:	85-87 Montague Street, Worthing
Proposal:	Change of use from Class E to flexible change of use (part) to mixed use to comprise use class E (Commercial, Business, Service) and F1 (learning and non-residential institutions) with F2 (Local community).

The Planning Services Manager outlined the application and Members were shown an aerial photograph of the site; location plan; and previous and proposed layouts of the premises.

As there was nothing further to add to the report, the Officer concluded his presentation and advised the Committee the recommendation was for approval.

A couple of Members raised queries with the Officer which were answered in turn. One Member questioned whether the Committee had any influence over the frontage of the development to create public interest. The Officer advised any substantial change to shop front would require separate permission. Another Member questioned at what stage, if at all, Officers would investigate acoustic insulation. The Officer advised Environmental Health had made no comment on the application and therefore it would not be required as a condition however, he advised there was a lack of residential properties close to the site.

There was a further representation from the planning agent who had elected to join the meeting, and the applicant who had joined to answer any queries the Members may wish to raise on the application.

During debate, all Committee Members welcomed and fully supported the proposal.

Decision

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

1. Approved Plans
2. Full Permission
3. Prior to any cafe/restaurant use of the premises suitable means of extraction and ventilation shall be provided in accordance with details first submitted to and approved in writing with the LPA.
4. Details of bin and recycling storage to be submitted

5. Opening hours restricted to 9am – 11pm - Monday - Thursday, plus Sunday, 9am - midnight - Friday and Saturday and 9am-12pm on Bank Holidays.

Application Number: AWDM/0279/21	
Site:	Car Park Adjacent Sea Lane Cafe, Marine Crescent, Worthing
Proposal:	Temporary siting of storage container for 7 months of the year (April to October inclusive) for the storage of kayaks, paddleboards and ancillary equipment in connection with a seafront concession hiring such equipment.

The Planning Services Manager introduced the report and advised one extra comment had been received since the agenda was published.

The extra comment had been received from the Goring and Ilex Conservation Group who had stated they supported the provision of water sports facilities, but objected to the application due to the siting of the container as they considered it would be overbearing in a prominent location and could set a precedent. They suggested the container be moved nearer to the cafe and painted to reflect the brickwork of the cafe however, if permission were granted they felt the container should be maintained in good condition.

Members were shown an aerial photograph of the site, block plan and further photographs to assist Members' consideration of the application. The Officer advised the container would be dark green in colour to reduce its impact and match the existing hedge which would provide screening.

The Officer concluded his presentation by advising that siting of the container would be between April and October each year and that the recommendation was for approval.

There were no further representations made.

During debate, all Committee Members supported the proposal.

Decision

The Planning Committee unanimously **APPROVED** the planning application, subject to the following conditions:-

1. Approved Plans
2. Colour of the container to be dark green
3. Siting of container to be allowed only between April 1st and October 31st inclusive each year.

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