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Minutes of a Meeting of the Worthing Planning Committee held in the The Council Chamber, Worthing Town Hall on 23 June 2021 at 6.30pm

Councillor Noel Atkins
Councillor Karen Harman

Councillor Dan Coxhill
Councillor Edward Crouch
Councillor Jim Deen

****Councillor Martin McCabe**
Councillor Helen Silman
Councillor Steve Wills
Councillor Hazel Thorpe

**** Absent**

Officers: Head of Planning and Developmental Planning Officer,
Locum Legal Officer, Assistant Lawyer and Democratic Services Officer

Prior to the committee meeting two addendums, one on each application, and the two Officer slide presentations, were circulated to the Committee Members and added to the website.

WBC-PC/8/21-22 Substitute Members

Councillor Hazel Thorpe substituted for Councillor Martin McCabe.

WBC-PC/9/21-22 Declarations of Interest

Councillor Noel Atkins declared an interest as an elected Member of West Sussex County Council (WSCC) and on the first item, 22 Clifton Road, as a former Non-Executive Director of Worthing Homes but advised he came to the meeting with an open mind.

Councillor Steve Wills declared an interest in item 1, 22 Clifton Road, as a Non- Executive Director of Worthing Homes.

Councillor Edward Crouch declared an interest with regard to item 1, 22 Clifton Road, as a former Non-Executive Member of Worthing Homes but came to the meeting with an open mind. The Councillor's partner was also employed in a non-management role for Worthing Homes however, he advised he had not discussed the first application. As reference was made to Victoria Road, the Councillor advised his father lived in the road however, he had no financial interest in his property and in relation to the second application, the Councillor called the application in following conversations with residents but came to the meeting with an open mind.

Councillor Jim Deen declared an interest in item 1, 22 Clifton Road, as Ward Member but came to the meeting with an open mind.

WBC-PC/10/21-22 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/11/21-22 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 26 May 2021 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/12/21-22 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/13/21-22 Planning Applications

The applications were considered, see attached appendix.

WBC-PC/14/21-22 Planning Appeals

None to report since the last meeting.

The Chairman declared the meeting closed at 8.55 pm, having commenced at 6.30 pm

Chairman

Application Number: AWDM/0072/21	
Site:	22 Clifton Road, Worthing
Proposal:	Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road).

The Principal Planning Officer introduced the report and began by outlining the contents of the addendum which had been circulated to Members prior to the meeting. The Officer advised one further letter had been received from a regular visitor to the area who referred to concerns already expressed by other residents, i.e. crime reduction risks and the importance of CCTV installation. The Officer advised CCTV could not cover public areas but the applicant was committed to a secure entry system being installed at the proposal.

The Principal Planning Officer began his presentation by showing Members an image of the location of the site, and summarised details of the proposed application. Further plans, Computer Generated Images (CGIs), and a number of photographs were also shown to assist Members' in their consideration of the proposal.

The Officer referred to one of the conditions in connection with surface water drainage and confirmed it would include protection of the root systems of the trees on site.

Members were shown an amended plan of the proposal and the Officer outlined changes from the original which mainly dealt with fenestration issues. The Officer also indicated the undercroft area which was a covered outdoor amenity space and provided access to the bike shed.

The Officer concluded his presentation by showing Members the floor plans and referred to the room sizes which were typically between 30sqm - 37 sqm but with one 27sqm. He stated the room sizes were acceptable to Officers in light of the particular need of the applicant, but would be subject to the provision that should the site no longer be required for homeless accommodation, the legal agreement mechanism would operate whereby 13 flats would become 8 flats and a Travel Plan would be required.

The Officer reminded Members the recommendation had been revised as set out in the addendum.

There were further representations from two objectors and two supporters who all joined the meeting.

Following the representations, some Committee Members raised queries with the supporters of the application for clarification. In summary, these included:-

- the approximate timescale of proceeding with the development;

- consideration of refurbishment and extension of the existing building;
- residential amenity; and
- realistic period of time each resident in temporary accommodation.

The Committee Members began their debate on the application, with some Members concerned about the lack of outside space and sustainability measures included within the proposal. Other Members understood some residents' concerns but believed it was a good scheme; appeared to fit in well with existing buildings in the area; and a much needed resource in the town.

Following further discussion, the Committee Members agreed the Officer's revised recommendation and unanimously approved the application.

Decision

The Planning Committee agreed to delegate authority to the Head of Planning and Development to **APPROVE** the application, subject to consideration of any responses received in response to amended plans on or before 28 June; to completion of a satisfactory section 106 legal agreement as described in the Operations and Management section of the report; and to the attached conditions, formulating detailed wording and adding any further appropriate conditions:-

1. Approved Plans
2. Time limit 3 years
3. Demolition only when provision made for redevelopment
4. External materials and samples to be approved
5. Detailed designs 1:20 scale
6. Details of security: lighting, entry system, CCTV, enclosures
7. Landscaping: details, implementation and management
8. Trees - protection and uplift pruning
9. Drainage: details, implementation, verification and management
10. Sustainable construction details, including referral to relevant technical guidance and survey of ground drainage conditions, verification and on-going management
11. Sound insulation: details and implementation
12. Provision and maintenance of bin and cycle stores
13. Obscure glazing & limited opening of side facing bathrooms/WCs and the main face of the first floor projecting window of the southern elevation
14. Permitted Development restrictions: alterations, extension & boundaries
15. Details of air movement equipment (including noise/vibration), if used.
16. Construction Management Plan and working hours: details and implementation
17. Any other appropriate conditions

The meeting was adjourned at 8.00pm, and reconvened at 8.05pm.

Application Number: AWD/0255/21	
Site:	Winchelsea, 1-3 Winchelsea Gardens, Worthing
Proposal:	Removal of existing external staircases to north and south elevations. Internal alterations to change dwelling mix from one-bedroom house and 3no. three-bedroom flats to two-bedroom house, 3no. one-bedroom flats and 4no. two-bedroom flats. Second floor glass extension to south elevation and 1no. dormer to north, alterations to windows and doors, and alterations to form second floor balcony to east elevation. Construction of 2no. additional car parking spaces and 10no. cycle storage spaces.

The Head of Planning and Development introduced the report and Members were shown an aerial view of the site. The Officer advised the property had been extensively enlarged, particularly to the south, and confirmed the application sought permission for alterations and extensions to convert the main building into 3 one-bedroom flats and 4 two-bedroom flats, with the mews house converted to form a two-bedroom dwelling, largely within the footprint of the existing building.

The Officer advised the amended plans had reduced the number of proposed car parking spaces to 6 spaces, 3 spaces on the Sandwich Road frontage and 3 spaces to the south western boundary of the site. The plans also included the removal of a large extension over the flat roof on the south of the building to be replaced with a lightweight glazed structure; a new dormer on the north elevation; doors onto a terrace area on the east elevation; and removal of external staircases.

The Officer referred to the addendum report and confirmed there was no objection from the Worthing Society on design grounds, but they had expressed some concerns about potential over-development, visual amenity and parking issues raised by residents in the vicinity. The Highway Authority had advised the scheme would create a shortfall of 4 parking spaces but considered it to be a sustainable location, in close proximity to the seafront and public transport, and with the provision of bike storage did not consider the shortfall significant.

The Officer's recommendation was to grant permission.

Some Members raised questions with the Officer on the presentation for clarification which included a Member requiring further information on the provision of fire escapes. The Officer advised a discussion would take place post planning between Building

Control and the Private Sector Housing team and referred the Member to the further response within the addendum.

There were further representations from an objector and a supporter who both joined the meeting. Some Members raised questions on their representations which were answered in turn.

The Members began their debate on the application and a Member expressed the view they felt it was a 'mishmash', being unusual in its layout and form in the streetscene, and an intensification of use. Other Members questioned whether there should be a condition incorporated regarding sustainability measures and the need for a Construction Management Plan.

Following further discussion, the majority of Members felt it was an improved design, rationalised an existing building; provided smaller, more affordable flats and therefore agreed the Officer's recommendation to grant permission with two additional conditions for sustainable measures and a Construction Management Plan.

Decision

That the Planning Committee **APPROVED** the application, subject to additional conditions relating to the incorporation of sustainability measures; the submission of a Construction Management Plan; and the following conditions:-

1. Approved Plans
2. Standard time limit
3. Hours of construction
4. Materials as indicated on the approved plans with precise details of glazed extension (to include sections), windows, door, and frameless glass balustrade details to be agreed
5. Hard and soft landscaping details to be agreed
6. Alterations to boundary walls to be agreed
7. Precise details of cycle stores to be agreed and provided before dwellings occupied
8. Bin store details to be agreed and provided before dwellings occupied
9. Vehicle parking to be provided in accordance with approved plan before dwellings occupied
10. Removal of permitted development rights for extensions or alterations to mews house.
11. Sustainability measures.
12. Construction Management Plan.