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## Minutes of a Meeting of the Worthing Planning Committee held in the Council Chamber, Worthing Town Hall on 20 October 2021

Councillor Noel Atkins (Chair)  
Councillor Karen Harman (Vice Chair)

\*\* Councillor Daniel Coxhill  
Councillor Jim Deen  
Councillor Martin McCabe

\*\* Councillor Edward Crouch  
Councillor Helen Silman  
Councillor Steve Wills

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

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

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Before commencement of the meeting, the Chair advised that following Full Council last night the Worthing Planning Committee Membership had been altered. Councillor Edward Crouch had stood down and he welcomed Councillor John Turley to the Planning Committee however, he advised John had been unable to attend and therefore welcomed Councillor Emma Taylor as his substitute Member.

### **WBC-PC/37/21-22 Substitute Members**

Councillor Sean McDonald substituted for Councillor Steve Wills.  
Councillor Louise Murphy substituted for Councillor Dan Coxhill.  
Councillor Emma Taylor substituted for Councillor John Turley.

### **WBC-PC/38/21-22 Declarations of Interest**

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

Councillor Sean McDonald declared an interest in 6.2 as he was acquainted with one of the registered speakers in objection to the application. The Councillor also declared an interest in item 8 as he resided very close to the Whitebeam Woods.

### **WBC-PC/39/21-22 Public Question Time**

There were no questions raised under Public Question Time.

### **WBC-PC/40/21-22 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 22 September 2021 be confirmed as a correct record and that they be signed by the Chairman.

### **WBC-PC/41/21-22 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/42/21-22 Planning Applications**

The applications were considered, see attached appendix.

**WBC-PC/43/21-22 Planning Appeals**

None to report since the last meeting.

**WBC-PC/44/21-22 Tree Preservation Order 4 of 2021 - Whitebeam Woods,  
Whitebeam Road, Worthing**

The Head of Planning and Development outlined the application for Members and included a number of photographs to assist their consideration of the Tree Preservation Order.

**Decision**

The Planning Committee unanimously agreed that the Worthing Tree Preservation Order Number 4 of 2021 remained confirmed.

The Chairman declared the meeting closed at 9.26 pm, having commenced at 6.30 pm

Chairman

Application Number: AWDM/0141/21	
Site:	<b>Development Site At 52 Ann Street And 1 To 7 High Street, Worthing</b>
Proposal:	Full planning permission for the demolition of 2-7 High Street and 52 Ann Street and creation of a mixed use development comprising 5.no residential flats with roof terrace (C3 Use Class) and a new Digital and Creative Hub consisting of office and meeting room space (Use Class E), reception areas, art studios, exhibition space (Use Class E), café facilities (Use Class E) and associated cycle parking and waste storage facilities at the site of Colonnade House.

The Head of Planning and Development introduced the application that was approved by the Members, subject to a number of conditions, at the committee meeting held on 21 April 2021.

The Officer advised that following the meeting on 21 April 2021, concerns had been raised about the size of the dormers in the mansard roof and the applicants had advised that new Fire Safety Regulations had led to the scheme having to be reviewed. Therefore, granting of planning permission had been put on hold and the application needed reconsideration by the Committee.

The Officer advised revised plans had been submitted removing the top floor accommodation and to illustrate this, Members were shown a number of Computer Generated Images (CGIs), together with various plans to assist in their consideration of the amended scheme.

In conclusion, the Officer felt that architecturally it was an acceptable solution made by the applicants and there was no change to the recommendation that was previously made to support the development.

Members raised a number of queries with the Officer on the presentation for clarification and these included, in summary -

- confirmation decision notice not issued;
- consultation on revised plans;
- confirmation revised scheme for 5 flats;
- space standards/design materials;
- heritage information board commissioned;
- sustainability requirements/location of heat pumps.

There were further representations from an registered objector, whose representation was read out by an Officer, together with a registered supporter who attended the meeting.

Before Members began their debate, the Head of Planning and Development said he was aware that some Members had not sat on the previous Committees when the scheme had been considered and therefore provided some background information regarding the proposed demolition of buildings. He advised the pre-application discussions with the Councils had included the retention of the existing buildings however, following analysis of their condition, the viability of conversion and the ability to include a cafe and interaction space with the public, it was felt this could only be secured by redevelopment.

During debate, despite a couple of Members being content with the proposed scheme, the majority felt the application should be refused as they were unhappy with the proposal in its current form and anxious about the potential loss of heritage assets. Members therefore agreed to delegate the decision to Officers to prepare refusal reasons based on their concerns.

### **Decision**

The Planning Committee overturned the Officer's recommendation to approve the application and agreed to delegate the decision to Officers to prepare **REFUSAL** reasons based on concerns about the loss of the heritage assets and that the benefits of the scheme (including the quality of the design) did not outweigh the harm caused by the loss of those assets.

*The meeting was adjourned at 8pm, and reconvened at 8.05pm.*

Application Number: AWDM/0550/21	
Site:	<b>Garage Site South Of Heene C Of E Primary School Norfolk Street, Worthing</b>
Proposal:	Demolition of existing storage buildings. Construction of replacement building comprising 4no. one-bedroom flats and 2no. two-bedroom flats, bin and bike storage and associated landscaping.

The application originally came before the Planning committee on 25 August 2021 and further presented at a committee meeting on 22 September 2021 where it had been agreed to delegate the decision to Officers to await expiry of the consultation on the revised Certificate and notice within the newspaper.

Since the publication of the notice, a number of representations had been received which included details of rights of access/ownership over the access road. Given those additional representations Officers felt the matter should be reported back to the Committee.

The Head of Planning and Development began his presentation by showing Members an aerial photograph of the site and outlined the proposal for their consideration. The Officer advised much of the discussion at previous meetings had been about the nature of the access serving the proposed development. However, he said neighbouring residents had been keen to point out other concerns which included overlooking, the appropriateness of design, bin storage and other matters.

The Officer referred to representations from the Cobden Road and Norfolk Street Residents' Group, which he believed had been circulated to some Members prior to the meeting, and these were included towards the end of his presentation for completeness.

The Officer confirmed that prior approval had been granted for a residential conversion to three residential apartments and allowed for the conversion of storage and light industrial premises to residential without the need for planning permission.

The Officer concluded his presentation by advising the applicants were still keen to find a compromise with issues raised by the Residents' Group and that the recommendation was to grant permission, still with the proposed condition requiring a scheme for improvements to the lane prior to commencement of the development.

Some Members raised queries with the Officer for clarification which were answered in turn to their satisfaction.

There were further representations from three registered objectors from Cobden Road and Norfolk Street Residents' Group; two Ward Councillors, whose combined representation was read out by an Officer; and two registered supporters of the scheme.

At the start of the debate, a Member felt that it was still feasible for the developers to engage positively with members of the Resident's Group to find the right solution for the site, and following discussion the majority of Members agreed to defer the application to enable further negotiations in connection with improvements to the unadopted lane serving the site.

### **Decision**

The Planning Committee **DEFERRED** the application to enable further negotiations between the developer and local residents in connection with improvements to the unadopted lane serving the site. The Members requested that the report be considered at the next meeting.