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## Minutes of a Meeting of the Worthing Planning Committee held in the Council Chamber, Worthing Town Hall on 16 February 2022

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

\*\* Councillor Dan Coxhill  
Councillor Jim Deen  
Councillor Martin McCabe  
Councillor Helen Silman

Councillor John Turley  
Councillor Steve Wills

\*\* Absent

**Officers:** Head of Planning & Development, Senior Legal Officer, and Democratic Services Officer

### **WBC-PC/67/21-22 Substitute Members**

Cllr Lionel Harman substituted for Cllr Dan Coxhill

### **WBC-PC/68/21-22 Declarations of Interest**

Cllr Lionel Harman declared a personal interest in the Worthing Society  
Cllr Karen Harman declared a personal interest in the Worthing Society  
Cllr Noel Atkins declared an interest as an elected Member of WSCC and also as a resident of Heene Ward.  
Cllr Steve Wills declared an interest as a resident of Heene Ward and of Manor Road.

### **WBC-PC/69/21-22 Public Question Time**

There were no questions raised under Public Question Time.

### **WBC-PC/70/21-22 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 19 January 2022 be confirmed as a correct record and that they be signed by the Chairman.

### **WBC-PC/71/21-22 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

### **WBC-PC/72/21-22 Planning Applications**

The applications were considered, see attached appendix.

### **WBC-PC/73/21-22 Planning Appeals**

None to report since the last meeting.

The Chairman declared the meeting closed at 9.13 pm, having commenced at 6.30 pm

Chairman

<b>Application Number:</b>	<b>AWDM/2309/21</b>	<b>Recommendation - Approve</b>
<b>Site:</b>	<b>Development Site At 52 Ann Street And 1 To 7 High Street, Worthing</b>	
<b>Proposal:</b>	<b>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), cafe facilities (Use Class E) and associated cycle parking and waste storage facilities at the site of Colonnade House. (Resubmission of AWDM/0141/21)</b>	
<b>Applicant:</b>	<b>Worthing Borough Council</b>	<b>Ward: Central</b>
<b>Agent:</b>	<b>ECE Planning</b>	
<b>Case Officer:</b>	<b>James Appleton</b>	

The Head of Planning & Development began his presentation clarifying why this was the third occasion planning permission had been sought for this development, after which he went through his presentation fully. He explained that this was a fresh application and not a re submission of the application heard at committee in October 2021.

The Committee posed questions to the Head of Planning & Development on subjects including viability, the sustainability of the proposed project and concerns over heritage issues.

There were three representations from registered objectors, one from a Ward Councillor speaking in support of the application and three from registered supporters.

During debate a Councillor, using delegation 3 set out in the terms of reference of the planning committee in clause 5.10 in Part 3 of the Constitution of the Worthing Borough Council, proposed a motion to not determine the resubmitted application for planning permission AWDM/2309/21, as presented, on the grounds that it differed insignificantly from the already determined application AWDM/0141/21 presented in October 2021, and did not address the reasons for the refusal of the application.

A short adjournment was then taken at the request of the Senior Solicitor.

On the re commencement of the meeting the motion that had been proposed prior to the adjournment was seconded and voted upon. The vote was 4 in favour of the motion, 4 against. The Chairman used their casting vote, resulting in the motion being rejected.

A vote on the recommendation was then taken with the result of 4 in favour, 0 against and 0 abstentions.

The Committee **Approved the application** subject to the following conditions:-

1. Standard Full Permission (Time Period)
2. Approved Plans
3. Submission of materials cladding, windows, roofing and bricks (including sample panels).
4. Submission of surface water drainage scheme (as recommended by Technical Services)
5. Maintenance and management of surface water scheme (as recommended by Technical Services)
6. Details of as built scheme (as recommended by Technical Services)
7. Construction Management Plan ((as recommended by WSCC Highways).
8. No demolition until a contract has been let to secure the redevelopment of the site.
9. Details of architectural features - fenestration, sills, string courses and fascia details
10. Provision of cycle storage
11. Notwithstanding the submitted details, the aluminium roller shutter door is not hereby approved. Prior to the commencement of development alternative door details shall be submitted to and approved.
12. Details of extraction equipment in relation to any cafe use proposed.
13. Hours of use for the proposed cafe

INFORMATIVES - as recommended by Consultees.

<b>Application Number:</b>	<b>AWDM/2212/21</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>9 Gratwicke Road, Worthing, West Sussex, BN11 4BH</b>	
<b>Proposal:</b>	<b>Change of use from small HMO (Class C4) to proposed large HMO with 8 bedrooms (Sui Generis)</b>	
<b>Applicant:</b>	<b>Fiji Properties</b>	<b>Ward:Central</b>
<b>Agent:</b>		
<b>Case Officer:</b>	<b>Jackie Fox</b>	

The Head of Planning & Development delivered his presentation explaining that this application sought planning permission for an 8 bedroomed HMO. He clarified that Permitted Development Rights allowed for a 6 Bedroomed HMO without seeking planning permission therefore this application was to approve or reject the application for a larger HMO and not to determine whether the property in question was to be an HMO.

The Committee posed questions to the Head of Planning & Development concerning available congregation space, sustainability and Council control over ensuring the condition stipulating the number of permitted occupants was complied with.

There were three representations from registered objectors drawing attention to the amount of HMOs already in the area of the proposed application and expressing concern over HMOs providing appropriate living conditions regarding occupants health, social and cultural wellbeing.

During debate the committee discussed the benefits of allowing a slightly larger HMO to enable more enforcement of conditions. Concerns were raised over HMOs being a suitable housing solution and Cllr Karen Harmen asked to be put on record as having reservations about HMOs being a sound and morally appropriate housing option. Points were raised regarding making sure the management plan was enforced and it was requested that the Head of Planning and Development add a condition for a submission of sustainability measures prior to occupation.

The Committee **Approved the application** subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Occupants limited to 8
4. Agree and implement management plan for controlling tenancies
5. Details of cycle storage
6. Details of refuse and recycling
7. Hours of construction
8. A submission of sustainability measures prior to occupation (water efficiency, details of boiler system and any enhanced insulation).

<b>Application Number:</b>	<b>AWDM/1554/21</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>19 Manor Road, Worthing, West Sussex, BN11 3RT</b>	
<b>Proposal:</b>	<b>Application to Vary Condition 1 of previously approved AWDM/0762/19. Amendments: position of lift shaft, reconstructed wall in fair face brick along Manor Road, refuse/recycle store relocated, alterations to approved balconies and new feature stone frame around window on south eastern corner</b>	
<b>Applicant:</b>	<b>Mr P Le</b>	<b>Ward:Heene</b>
<b>Agent:</b>	<b>Rodway Planning Consultancy Limited</b>	
<b>Case Officer:</b>	<b>Jackie Fox</b>	

Councillor Wills declared an interest in this application as a resident of Heene ward and an occupant of Manor Road. The Senior Lawyer asked the Councillor if he felt he was able to participate in the consideration of this application, to which he replied that he did.

The Head of Planning & Development delivered his presentation clarifying that this application sought some variations to previously granted planning permission.

The Committee **Approved the application** subject to the completion of variation to the Section 106 agreement to secure an affordable housing contribution and the following conditions:

1. Time to implement
2. Approved plans and documents
3. Agree and implement surface water drainage details.
4. Development in accordance with the drainage report
5. Construction method statement including hours of construction, dust suppression and emissions
6. Agree external materials, finishes and architectural details
7. Provide parking and access
8. Provide cycle storage
9. Details and implement hard and soft landscaping
10. Agree, implement biodiversity plan
11. Obscure glaze north facing windows no opening below 1.7m above finished floor levels
12. Agree, implement a sound insulation scheme between floors and northern bedroom of Flat 1 from lift plant room noise (amended)
13. Noise emitted from the lift cabinet does not exceed 62dB LAeq at 1m and anti vibration mounts (amended)
14. Agree, implement and retain balcony details
15. Agree implement boundary treatment