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Minutes of a Meeting of the Worthing Planning Committee 22 June 2022 at 6.30 pm

Councillor Jim Deen (Chair)
Councillor John Turley (Vice-Chair)

Councillor Noel Atkins
*Councillor Dan Coxhill
Councillor Emma Taylor

Councillor Russ Cochran
Councillor Helen Silman
Councillor Andy Whight

*Absent

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

WBC-PC/10/22-23

Cllr Richard Nowak substituted for Cllr Dan Coxhill

WBC-PC/11/21-22 Declarations of Interest

Cllr Emma Taylor declared an interest in relation to applications 1 and 2 as the cabinet member for Citizen Services and in relation to application 4 as Ward Councillor for Heene ward and stated she was not predetermined.

Cllr John Turley declared an interest in application 1 as Ward Councillor for Gaisford ward and in application 2 as an elected member of WSCC for Worthing Pier division.

Cllr Richard Nowak declared an interest as a member of the Worthing Society and stated he was not predetermined.

Cllr Noel Atkins declared an interest as an elected member of WSCC.

Cllr Andy Whight declared an interest in applications 5 and 6 as Ward Councillor for Marine ward.

Cllr Silman declared an interest in application 4 as Ward Councillor for Heene ward and stated she was not predetermined.

WBC-PC/12/21-22 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/13/21-22 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 25 June 2022 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/14/21-22 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/15/21-22 Planning Applications

The applications were considered, see attached appendix.

WBC-PC/16/21-22 Planning Appeals

None to report since the last meeting.

The Chairman declared the meeting closed at 9.09 pm, having commenced at 6.30 pm

Chairman

Application Number:	AWDM/0207/22	Recommendation - Approve subject to s106 Agreement
Site:	Skywaves House, Ivy Arch Road, Worthing	
Proposal:	Demolition of existing building and erection of three-storey building comprising 21 residential units providing temporary accommodation and B1(a) office space on the ground floor	
Applicant:	Worthing Homes	Ward: Gaisford
Agent:	ECE	
Case Officer:	James Appleton	

The Head of Planning and Development delivered his report explaining that this application proposed the demolition of the existing building and the erection of 21 residential apartments and office accommodation. The accommodation was to be used to provide temporary accommodation for homeless people. The applicant proposed working with Turning Tides to provide urgent accommodation for those in urgent housing need. The Officer clarified there had been one further letter of support since the report was published.

Members posed questions to the Officer regarding issues including drainage, the failure of the units to meet National Space Standards, internal and external noise reduction measures and disability access arrangements. Also raised was the possibility of antisocial behaviour associated with this type of premises.

The Officer confirmed that he had not yet had the final update from the Council's Drainage engineer and clarified that if the concerns were unable to be addressed the application would be brought back to committee. He confirmed that the applicants are keen to provide suitable noise attenuation and that this issue could be covered within a condition. In addition the applicants would have the facility staffed on a 24 hour basis and CCTV would be incorporated.

The Officer explained that on occasion the Local plan accepted units of a size less than the National Space standards and this type of housing fitted with the emerging draft Local Plan which recognised an exception could be made.

There was one representation of objection from a registered speaker who voiced concerns over loss of privacy, air pollution and noise during demolition, possible antisocial behaviour, boundary control and risk of flooding.

There were three representations of support from registered speakers who reiterated points made by the officer concerning the urgent need for this type of accommodation and measures that would be taken to address various concerns raised.

During debate members discussed issues around biodiversity, sustainability, heritage matters and security of the facility. Councillors stated that the undergrowth on the site should be left and not cleared as the applicant had planned. It was agreed that several additional conditions be added to address matters of boundary agreements, security measures, drainage, the need for a management plan and security of both the site and the nearby underpass.

Members unanimously agreed to **Approve** that the decision be delegated to the Head of Planning and Development to enter into a s106 agreement to ensure that, when no longer required to meet temporary housing needs, the accommodation is converted to general needs housing meeting the National Space Standards requirements, an informative to be added re noise insulation and the following planning conditions are imposed:

1. Approved Plans.
2. Sample materials to be submitted to and approved.
3. Submission of a detailed landscaping plan and implementation of the first planting season following completion of the development.
4. Cycle parking - No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
5. Electric Vehicle Charging Spaces - No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide sustainable travel options in accordance with current sustainable transport policies.
6. Travel Plan (to be approved) - No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
Reason: To encourage and promote sustainable transport.
7. Tree protection measures in accordance with the submitted details.
8. Submission of a management plan for the adopted highway.
9. "Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

10. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
11. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.
12. Obscure glazing to north facing windows.
13. Management plan
14. Security measures from Sussex Police
15. CCTV requirements controlling exit/entry into building
16. To agree boundary treatment re the wall

Application Number:	AWDM/0282/22	Recommendation: APPROVE
Site:	Avila House, 60 Gratwicke Road, Worthing, BN11 4BR	
Proposal:	Extension and conversion of vacant building to provide 20no. self-contained flats with small ancillary office and refuse stores, involving ground-floor rear extension to replace existing conservatory and infill extension to SE corner at first, second and third floors.	
Applicant:	Specialised Supported Housing Ltd	Ward: Central
Agent:	DOT Architecture	
Case Officer:	Jo Morin	

The Head of Planning and Development delivered his report explaining that this application sought planning permission to convert and enlarge the vacant building to create a single block of 20no flats for supported living Class C3(b) with ancillary ground-floor office. It was proposed that 15no of the units would be designed as PartM4(3) Category 3 Wheelchair-user dwellings.

Councillors posed questions addressing affordability, fire regulations, communal outdoor space, the use of renewable energy and the sustainability of the proposed facility. The Officer confirmed that the facility would be offered to all Worthing residents who required this type of housing.

The Committee discussed that the facility must employ more sustainable energy solutions that the applicant had currently proposed.

An amended recommendation was unanimously agreed upon to delegate to **Approve** subject to all outstanding queries being satisfied in consultation with the Head of Planning and Chairman and also subject to the following conditions -

1. Approved Plans.
2. Extensions, alterations and works of making good carried out and completed in matching materials including matching windows.
3. Notwithstanding the details shown on the approved plan, details of an alternative siting of the proposed secure, covered cycle store shall be submitted to and approved in writing by the LPA and implemented in accordance with the agreed details prior to first occupation.
4. Prior to the commencement of development works details of the precise siting, design and construction of the bin store having regard to the principles set out in BS:5837 'Trees in relation to construction' shall be submitted to and approved in writing by the LPA and implemented in accordance with the agreed details prior to first occupation.

5. Agree and implement tree protection measures prior to commencement of development works.
6. Agree and implement hard and soft landscaping scheme.
7. Agree and implement boundary treatments prior to first occupation.
8. Agree and implement construction site set-up prior to commencement of development works.
9. Agree sustainability measures prior to commencement of development works and implement prior to first occupation.
10. Agree biodiversity enhancements and implement prior to first occupation.
11. The dwellings hereby permitted shall only be used as specialised supported housing as defined in The Social Housing Rents Regulations 2016 and shall not be used for any other purpose including any other purpose within Class C3(b) of the schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Application Number:	AWDM/0746/22	Recommendation - APPROVE
Site:	Beach Hut 216C, Marine Crescent, Worthing	
Proposal:	Construction of 1no. private beach hut (Resubmission of AWDM/1965/21)	
Applicant:	Worthing Borough Council	Ward: Goring
Agent:	As per applicant	
Case Officer:	Gary Peck	

The Planning Services Manager delivered the report explaining that this application sought permission for the erection of a single private beach hut, for use by the public, at the eastern end of a line of beach huts immediately to the west of Worthing Sailing Club. The Officer clarified that the new hut would be the same dimensions as the other existing private beach huts on the foreshore.

There were three representations of objection from registered speakers including one from the Tarring Ward Councillor expressing concern over a perceived current excess of beach huts, parking issues and the loss of sea views.

During debate Members expressed opinions that this application should be deferred to enable the current administration to discuss its policies regarding beach hut issues.

The Committee unanimously agreed to **Defer** the application pending further discussions.

Application Number:	AWDM/0718/22	Recommendation - APPROVE
Site:	Beach Hut 74A, The Promenade, Worthing	
Proposal:	Construction of 1no. private beach hut (Resubmission of AWDM/1960/21)	
Applicant:	Worthing Borough Council	Ward: Heene
Agent:	As per applicant	
Case Officer:	Gary Peck	

The Committee unanimously agreed to **Defer** the application pending further discussions.

Application Number:	AWDM/0719/22	Recommendation - APPROVE
Site:	Beach Hut 99A & 107A, The Promenade, Worthing	
Proposal:	Construction of 2no. rental beach huts (99A and 107A) (resubmission of AWDM/1959/21)	
Applicant:	Worthing Borough Council	Ward: Marine
Agent:	As per applicant	
Case Officer:	Gary Peck	

The Committee unanimously agreed to **Defer** the application pending further discussions.

Application Number:	AWDM/0720/22	Recommendation - APPROVE subject to the expiry of the consultation period
Site:	Beach Hut 95A, The Promenade, Worthing	
Proposal:	Construction of 1no. rental beach hut (resubmission of AWDM/1958/21)	
Applicant:	Worthing Borough Council	Ward: Marine
Agent:	As per applicant	
Case Officer:	Gary Peck	

The Committee unanimously agreed to **Defer** the application pending further discussions.

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