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Minutes of a Meeting of the Worthing Planning Committee held in the Gordon Room Worthing Town Hall on 24 August 2022

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

Councillor Noel Atkins
Councillor Russ Cochran
Councillor Dan Coxhill

Councillor Helen Silman
Councillor Emma Taylor
Councillor Andy Whight

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

WBC-PC/17/22-23 Substitute Members

There were no substitute members.

WBC-PC/18/22-23 Declarations of Interest

Councillor Coxhill declared that, in relation to the first application on agenda item 6 he had, in March 2022, met with the owner of the site for general development discussions but the site of the application was not discussed.

Councillor Cochran declared that in relation to item 7, he was a Ward Councillor for Durrington.

Councillor Atkins declared that he was a member of WSCC and that, in relation to the first application in item 6 he had previously been a director of Bond International and worked at the application site. In relation to application 3 of item 6 he declared he was known to the minister of the application site and in relation to item 4 he was a resident of Heene Ward.

Councillor Evans declared that in relation to application 4 of item 6, she was a Heene Ward Councillor.

Councillor Silman declared that in relation to application 4 of item 6, she was a Heene Ward Councillor.

Councillor Turley declared he was a WSCC member.

WBC-PC/19/22-23 Public Question Time

The Chair advised that there had been one public question submitted and that this would be addressed by the Head of Planning during item 7.

WBC-PC/20/22-23 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 22 June 2022 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/21/22-23 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/22/22-23 Planning Applications

The applications were considered, see attached appendix.

WBC-PC/23/22-23 Update on the Deed of Variation to the s106 Agreement relating to West Durrington development

This report was partly in response to the public question received.

Terry Woodjetts (NWDRA Chairman) asked -

Can the Head of Planning provide an update to the committee on progress of variation to the S106 that included the construction of Community Park Facilities on West Durrington Development?

The Head of Planning and Development delivered the report which was reviewing the s106 agreement signed in 2012, explaining that Officers were working closely with the West Durrington Residents Association on a number of matters.

Members agreed that the report was **Noted**. Members to give consideration of which Councillors should be involved on the proposed Partnership Board. Officers also agreed to update Members on where the Council has got to with implementing the green gym at Northbrook Recreation Ground. The preference from Committee was for the money to be used for a skateboard facility rather than a green gym but this would be dependent on the Consortium agreeing to any alternative use re: funding.

WBC-PC/24/22-23 TPO 3 of 2022 - 16 Second Avenue, Worthing, BN14 9NX

The Head of Planning and Development explained that the provisional TPO had originally been placed upon the trees at the request of the owner to avoid inappropriate lopping of the branches. However, it was the opinion of some neighbouring residents that the trees were not being well maintained. Confirming the TPO would ensure that any future works could be considered and, if necessary, amended by the Local Planning Authority.

Members debated issues of biodiversity, visual impact and future benefits of shade and taking up rainfall through the roots.

It was proposed and seconded to accept the Officers recommendation of confirming the TPO. Members voted four in favour and four against. The chair used his casting vote to **Approve** the recommendation to confirm the order. There was considerable discussion about whether Leyland Cypress were appropriate trees to be preserved, particularly where they were causing nuisance to adjoining residents but the Committee just decided in favour given the sustainability benefits of retaining mature trees and the fact that they were visible in the street scene.

WBC-PC/25/22-23 Membership of Local Plan Working Group

The Head of planning delivered a report proposing the re-establishment of the Worthing Local Plan Members Working Group.

The recommendations were **Agreed** but the Committee concurred that the Terms of Reference be amended to ensure that the Members Working Group reflected the political balance of the Council and that this would mean that there would be 6 Members, 4 Labour and 2 Conservative and/or Lib Dem. The Chair also suggested that this should be reviewed annually and that the Chair of the Planning Committee should be on the Working Group.

The meeting closed at 10.00 pm

Chair

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Application Number:	AWDM/2234/21	Recommendation - APPROVE
Site:	Courtlands, 37 Parklands Avenue, Worthing	
Proposal:	Change of Use from Offices (Use Class E(g)(i)) to Care / School Facility with Overnight Accommodation (Use Class C2). Erection of 1.8m high powder-coated green pre-galvanised steel security perimeter fencing to part north, east and southern site boundaries, plus black metal estate railings to grounds; erection of 3.34m high gate piers (with in-built CCTV camera) and automated metal entrance gates to drive, bin storage within car park and kitchen extraction duct/equipment to south elevation (of western building component)	
Applicant:	Courtlands By The Sea Ltd	
Agent:	ECE Planning Ltd	
Case Officer:	Jo Morin	

Application Number:	AWDM/2235/21	Recommendation - GRANT CONSENT
Site:	Courtlands, 37 Parklands Avenue, Worthing	
Proposal:	Application for Listed Building consent for internal alterations involving removal and insertion of internal walls and doors in connection with Change of Use from Offices (Use Class E(g)(i)) to Care / School Facility with Overnight Accommodation (Use Class C2). Erection of 1.8m high powder-coated green pre-galvanised steel security perimeter fencing to part north, east and southern site boundaries, plus black metal estate railings to grounds; erection of 3.34m high gate piers (with in-built CCTV camera) and automated metal entrance gates to drive, bin storage within car park and kitchen extraction duct/equipment to south elevation (of western building component).	
Applicant:	Courtlands By The Sea Ltd	Ward:Goring
Agent:	ECE Planning Ltd	
Case Officer:	Jo Morin	

The Head of Planning and Development delivered the presentation explaining that there had been three additional representations since the agenda was published, regarding the proposed games ground and fencing. The applicants had made many amendments to their application, all addressing the residents' concerns. The games ground had now been excluded from the application and the fencing proposed would now be inside the hedge. A condition had been added prescribing that the hedge must be well maintained and the applicants were happy to agree to a further condition addressing possible future use of the site clarifying that the Class C2 use would exclude detention and custody centres and secure local authority accommodation.

Members had questions including management of the site's green spaces, heating systems, sustainability measures and biodiversity. Safety measures planned for the site's lake and disability access were also discussed. These questions were addressed by the registered speaker from ECE Planning.

During debate the members agreed that this application was an excellent use of the site.

It was proposed, seconded and voted on unanimously to agree with **both** recommendations and **Approve** the application subject to conditions and an additional condition restricting the use within Class C2 to exclude detention and custody centre uses.

AWDM/2234/21

APPROVED subject to third party representations raising no new issues, and subject to the following Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Agree details for painting ductwork and implement the kitchen extraction system in accordance with submitted and agreed details prior to first occupation.
4. Prior to commencement of development works agree precise design details, finishes and siting of vehicle and pedestrian entrance gates, piers with in-built intercom and CCTV.
5. Prior to commencement of development works agree precise design details and position/alignment of proposed metal estate railings to include details of pedestrian access gate(s).
6. Prior to commencement of development works agree specification and siting details of proposed knee rail and 1.8m powder-coated aluminium green mesh fencing and planting schedule for associated screen hedge planting.
7. Prior to commencement of use agree Management Plan for external grounds, including measures to protect privacy of the neighbouring residential occupiers, ecological appraisal and management, biodiversity enhancement and grounds maintenance.
8. 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.

9. Hours of construction work limited to between 0800-1800hrs Monday to Friday and between 0900-1300hrs on Saturdays.
10. Implement refuse store prior to first occupation
11. Limit the number of resident children to no more than 23. Limit provision of on-site education services to resident children.

AWDM/2235/21

APPROVED to Grant Listed Building Consent subject to:-

1. Approved plans
2. Standard LB time limit
3. Protect listed building and damage to be made good
4. Agree and implement secondary glazing details

Application Number:	AWDM/0842/22	Recommendation - APPROVE
Site:	27 Charmandean Road, Worthing	
Proposal:	Change of use from C3(a) dwellinghouse to C2 residential care home for 6 people. Demolition of existing conservatory and shed. New single storey side and rear extensions to north and west. Alterations to windows and doors plus raised flat roof at rear for lift. New shed and garden room. Altered drive.	
Applicant:	Mr Ravi Kalsi	Ward: Broadwater
Agent:	Mr Paul Clarke	
Case Officer:	Jackie Fox	

The Head of Planning and Development delivered the presentation explaining that there was a need for this type of facility and that the proposed extensions were appropriate and in scale with the existing building.

Members raised questions about biodiversity, sustainability and emergency evacuation provision.

There was one registered speaker who gave a representation opposing the application and raising issues regarding over development of the site.

The agent also gave a representation in support of the application and addressed questions from the members regarding office and staff room facilities, heating systems and fire evacuation arrangements.

During debate members discussed the loss of a family home balanced against the benefit of the proposed care home. There were concerns raised over parking in the vicinity and it was noted that the Highways Authority had raised no objections.

Members proposed to **Approve** the application subject to conditions and two additional conditions. One, to acquire proposals for enhancing biodiversity (incorporating bird bat boxes and the bee bricks and Condition 18 to require the applicant to submit a Travel Plan Statement setting out measures to encourage staff to go to and from the site using sustainable transport modes.

This proposal was seconded and voted on with seven members in favour and one abstention.

APPROVED

Subject to Conditions:-

1. Approved Plans
2. Matching materials
3. Obscure glazed windows to the north elevation
4. Construction Hours
5. Limit hours of deliveries and collection
6. Limited to C2 use only
7. Landscaping scheme to be submitted
8. Bin store provided in accordance with the plans
9. Cycle storage details to be agreed, and implemented prior to occupation
10. Car parking to be provided
11. No further windows in north or west elevations
12. Limit the number of residents to 6
13. No overnight staff/carer accommodation
14. Use of the garden by residents to be supervised.
15. Protection of trees during construction and tree surgeons works
16. Details of the materials for the parking area

Application Number:	AWDM/0912/22	Recommendation - Refuse
Site:	St Matthew's Church, Tarring Road, Worthing	
Proposal:	Solar panels to South roof slope	
Applicant:	Paul Mason	Ward: Central
Agent:	Paul Mason	
Case Officer:	Marie O'Keeffe	

The Head of Planning and Development delivered the presentation outlining the proposed addition of solar panels to the roof of St Matthews Church. He explained the rationale behind the recommendation to refuse the application, and clarified that the possibility of temporary approval was not tenable as there was a 8 - 10 year payback term on the solar panels.

There were two registered speakers with representations in support of the application. They explained that other options for sustainable power sources had been explored but solar panels were the only viable method. They also clarified that the church was not a listed building and the Church of England had set a target of zero emissions by 2030.

Members had questions for the speakers regarding battery storage for the solar power and what the power would be used for. The speakers clarified that the use of batteries had been looked into but at present the vast majority of the power produced by the panels would be used during the day. Lighting, domestic appliances etc would all use solar power.

During debate members discussed that although the church was in a conservation area those areas had been decided upon before the energy crisis began and we now had to balance beauty and sustainability. It was also noted that solar panels would not damage the roof and if there were future improvements in sustainable power the panels could be removed.

It was proposed, seconded and voted unanimously in favour of, that the recommendation be overturned. Members resolved to **approve** the solar panels, subject to conditions, on the basis that the public benefits of tackling climate change outweigh the limited Heritage harm to the Conservation area.

1. Approved Plans
2. Matching materials
3. Obscure glazed windows to the north elevation
4. Construction Hours
5. Limit hours of deliveries and collection
6. Limited to C2 use only
7. Landscaping scheme to be submitted
8. Bin store provided in accordance with the plans

9. Cycle storage details to be agreed, and implemented prior to occupation
10. Car parking to be provided
11. No further windows in north or west elevations
12. Limit the number of residents to 6
13. No overnight staff/carer accommodation
14. Use of the garden by residents to be supervised.
15. Protection of trees during construction and tree surgeons works
16. Details of the materials for the parking area

Application Number:	AWDM/1023/22	Recommendation - REFUSE
Site:	Caseta, Abbey Road, Worthing	
Proposal:	Construction of a single and two-storey front extension	
Applicant:	Mr Will de Peyer	Ward: Heene
Agent:	Mr Sudantha De Silva, Studio 15 Architects	
Case Officer:	Gary Peck	

The Head of Planning and Development delivered the presentation explaining that an application such as this would normally be delegated to officers but due to a history of applications on this property it had been decided it should be brought before the committee to address some of the original reasons for rejection. He clarified that officers were not raising any design objections but were recommending rejection purely on the impact the proposed extension might have on neighbouring properties.

There were two registered speakers making representations in support of the application explaining the rationale behind the proposed extension which included issues needing more space due to working from home and ageing relatives remaining in the family home.

During debate members discussed how, since Covid, many more people were finding themselves in the similar position of needing more room in the home. They touched upon the fact that many properties in the area of the application site were already extended in a similar manner and that the proposed extension looked sympathetic to the area.

It was proposed, seconded and voted unanimously in favour of, that the recommendation be overturned and planning permission be **APPROVED** subject to normal time limit condition. The materials were to match existing materials, (one Member was keen to see whether the applicant would consider a different coloured render to reflect light to the neighbouring properties - perhaps this could be discussed with the applicant), and to require the obscure glazing of windows on the east and west elevations of the extensions.