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Minutes of a meeting of the Worthing Planning Committee 22 March 2023 at 6.30 pm

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

Councillor Noel Atkins
Councillor Russ Cochran
Councillor Helen Silman

Councillor Andy Whight
Councillor Samuel Theodoridi
*Councillor Dan Coxhill

*Absent

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

WBC-PC/70/22-23 Substitute Members

Councillor Kevin Jenkins substituted for Councillor Dan Coxhill

WBC-PC/71/22-23 Declarations of Interest

Cllr Noel Atkins declared an interest as an elected member of West Sussex County Council in relation to any issues that may affect West Sussex.

Cllr John Turley declared an interest in application AWDM/1745/22 as the Cabinet Member for resources and stated he would be removing himself from the meeting for this application. He also declared an interest in applications AWDM/1483/22 and AWDM/0408/22 as an elected member of West Sussex County Council.

WBC-PC/72/22-23 Public Question Time

There were no pre submitted questions received from the public.

At this point in the meeting, after a rejected vote of 'no confidence in the chair', three members of the committee left the meeting. There were five members still present resulting in the Planning Committee remaining quorate.

WBC-PC/73/22-23 Members Questions

There were no pre submitted questions from Members.

WBC-PC/74/22-23 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on **22 February 2023** be confirmed as a correct record and that they be signed by the Chair.

WBC-PC/75/22-23 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/76/22-23 Planning Applications

The applications were determined as set out in the attached appendix.

WBC-PC/77/22-23 Proposed Revision to Pre-Application Charging Fees

The Head of Planning and Development delivered the report explaining the reasons behind the proposed increase to pre application charges.

The Committee voted unanimously in favour of recommending, to the Worthing Executive Member for Regeneration, that the proposed changes to the Councils Charging Schedule be adopted by Worthing Borough Council and that they be implemented from 1st April 2023.

The meeting ended at 9.11 pm

Chair

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Application Number:	AWDM/1745/22	Recommendation - Approve subject to the satisfactory comments of National Highways and SDNP and the completion of a legal agreement securing transport contributions.
Site:	Land Site Decoy Farm, Dominion Way, Worthing	
Proposal:	The erection of a new industrial estate comprising the erection of six buildings to provide commercial, industrial and storage or distribution floorspace (Class E (g(iii)), B2 and B8 Uses), access and associated landscaping, parking and infrastructure. The application is accompanied by an Environmental Statement.	
Applicant:	Adur & Worthing Councils	Ward: Broadwater
Agent:	WSP	
Case Officer:	James Appleton	

The Head of Planning and Development delivered the presentation explaining some updates to the report since agenda publication as follows - .

- The Environmental Health Officer had agreed with the noise assessment report that a condition should be added ensuring that noise should not exceed background noise levels and it should also cover spikes in noise.
- A development contribution of £200,000 could help to mitigate the impact of additional traffic and help to supply traffic calming measures, an informal pedestrian crossing along Dominion Road and the delivery of the cycle/footpath link through to Sompting.

Members had questions for the Officer regarding -

- Parking
- The siting of the informal pedestrian crossing
- Contamination levels

There were two registered speakers giving representations in support of the application.

Members had questions for the speakers regarding -

- Possible end users of the units
- The drainage scheme
- Sustainability features proposed
- Landscaping

During debate members concurred that they felt some disappointment at the design of the proposed industrial estate and sensed that this may have been a missed opportunity to create a showpiece. However, it was appreciated that viability plays a part in design, that this sort of site sits squarely into the local plan. There also is an immense demand for industrial units in this area.

There was a proposal to accept the Officers recommendation to approve the application with the decision delegated to the Head of Planning and Development to await the satisfactory comments of National Highways and the SDNP and the completion of a planning obligation to secure off site highway improvements and with an additional condition regarding an employment skills training plan and the following conditions: This was seconded with a vote of 3 in favour and 1 abstention.

Decision - APPROVED- subject to the satisfactory comments of National Highways and SDNP and the completion of a legal agreement securing transport contributions. Site: Land Site Decoy Farm, Dominion Way, Worthing Proposal: The erection of a new industrial estate comprising the erection of six buildings to provide commercial, industrial and storage or distribution floorspace (Class E (g(iii)), B2 and B8 Uses), access and associated landscaping, parking and infrastructure. The application is accompanied by an Environmental Statement. Also subject to the following conditions -

1. Development in accordance with approved Plans.
2. Standard Time Limit .
3. Details of Phasing to be submitted ensuring completion of access road and strategic landscaping prior to commencing phases 2 and 3.
4. Restrict uses to that applied for (E (g(iii)), B2 and B8 Uses).
5. Details of boundary treatment to adjacent land.
6. Submission, approval and implementation of a travel plan.
7. Construction Management Plan.
8. Maximum noise levels set at the boundary of the site (as recommended by ES and Env Health Manager).
9. Completion of off site highway improvements prior to commencement of phase 2.
10. Site Access - implementation prior to occupation.
11. Installation of fire hydrants.
12. Fire service vehicle access requirements .
13. Details and implementation of petrol and oil traps/gullies on hardstanding.
14. Details of foul and surface water drainage.
15. Details of on-site green roofs and rainwater harvesting.
16. Implementation and management of drainage system prior to occupation.
17. De-watering of perched water encountered during construction.
18. Piling.
19. Remediation of each individual phase.
20. Verification report.
21. Monitoring and maintenance in relation to contamination.
22. Previously unidentified contamination.
23. Replacement tree planting.
24. Landscaping plan.
25. Retention of landscaping.
26. BREEAM very good.
27. Detail of energy reduction and renewable energy measures.

28. CEEMP.
29. LEMP.
30. Biodiversity enhancements to achieve a net gain.
31. Tree Protection Plan
32. Boundary Treatment including to Dominion Way and the waste recycling tip.
33. Lighting Plan.
34. Estate management plan dealing with the security of common parts.
35. Detailed design of shared pedestrian and cycle path through the site.

Application Number:	AWDM/1483/22	Recommendation - Approve - subject to completion of a planning obligation.
Site:	45A Chapel Road, Worthing, BN11 1EG	
Proposal:	Change of use of the first and second floors from restaurant and HMO to 11 no. residential units and construction of a third floor with 2no. residential units with terrace at first, second and third floors.	
Applicant:	Mr Victor Hang	Ward: Central
Agent:	Saville Jones Architects	
Case Officer:	Jo Morin	

The Head of Planning and Development outlined the details of the application explaining there were no updates to the report.

Members queried whether all the comments from the Environmental Health Officer had been addressed and the Officer confirmed that they had.

There was one registered speaker who gave a representation in support of the application.

During debate Members expressed views that this was a favourable application which balanced conservation and sustainability with the visual impact being improved at the rear while the heritage frontage remained the same.

There was a proposal to accept the Officers recommendation to approve. This was seconded and voted in favour of unanimously.

Decision - APPROVED - Subject to S106 Agreement Site: 45A Chapel Road, Worthing, BN11 1EG Proposal: Change of use of the first and second floors from restaurant and HMO to 11 no. residential units and construction of a third floor with 2no. residential units with terrace at first, second and third floors. Also subject to the following conditions -

1. Approved Plans
2. Standard time limit
3. Agree and implement external materials and finishes.
4. Agree and implement architectural details including all windows/doors, balcony balustrading, perforated brick screens, brise soleil etc.
5. Agree and implement sound insulation scheme and associated ventilation and overheating strategy to protect future occupiers from external noise impacts
6. Agree and implement sound insulation scheme to protect future occupiers from internal noise impacts from ground-floor commercial premises
7. Agree noise mitigation measures for all fixed plant and equipment (inc. ASHPs)

8. Bedroom window on north side of Flat 12 to be fixed shut
9. Agree and implement obscure-glazed privacy screens not less than 1.7m high to north and south sides of existing first-floor terrace fronting Chapel Road
10. Implement cycle storage
11. Agree and implement bin storage
12. Agree and implement Construction Management Plan
13. Hours of Working
14. Agree and implement sustainability measures (inc. solar PVs) prior to occupation

Application Number:	AWDM/0408/22	Recommendation - REFUSE
Site:	6 New Street, Worthing (The Last Melon)	
Proposal:	Application to vary condition 4 of AWDM/0703/18 to allow the outdoor use of the forecourt with 24 covers from 10am to 10pm (last customers seated by 9pm)	
Applicant:	Mrs Carla Pankhania	Ward: Central
Agent:	Debbie Marriage	
Case Officer:	Gary Peck	

The Head of planning and development presented the report outlining the background of the application.

There were two registered speakers who gave presentations in support of the application.

Members had questions for the speakers regarding -

- How quickly the applicant felt that having external tables would result in attracting restaurant customers as opposed to bar customers.
- Whether external tables would only be for customers eating
- What measures the applicants had taken to advertise the restaurant side of the business

During debate Members discussed the possibility of granting temporary approval for a period of one year. It was thought that this could give the business time to change customer mindset and see the premises as a restaurant rather than a cocktail bar.

A proposal was made to approve the application with a 12 month condition added. This was seconded and voted in favour of unanimously.

Decision - APPROVED - Recommendation Overturned planning permission granted for a 12 month temporary permission.

Site: 6 New Street, Worthing (The Last Melon) Proposal: Application to vary condition 4 of AWDM/0703/18 to allow the outdoor use of the forecourt with 24 covers from 10am to 10pm (last customers seated by 9pm).