

# Public Document Pack

## Minutes of a meeting of the Worthing Planning Committee 21 September 2022 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 Dan Coxhill  
\*Councillor Emma Taylor

\*Absent

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

---

### **WBC-PC/26/22-23 Substitute Members**

Cllr Richard Nowak substituted for Cllr Dan Coxhill

Cllr Rosey Whorlow substituted for Cllr John Turley

### **WBC-PC/27/22-23 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.

### **WBC-PC/28/22-23 Public Question Time**

There were no questions received from the public.

### **WBC-PC/29/22-23 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 24 August 2022 be confirmed as a correct record and that they be signed by the Chair.

### **WBC-PC/30/22-23 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

### **WBC-PC/31/22-23 Planning Applications**

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

---

The meeting ended at 8.45 pm

**Chair**

This page is intentionally left blank

<b>Application Number:</b>	<b>AWDM/0605/22</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>HM Revenues And Customs, Barrington Road, Worthing</b>	
<b>Proposal:</b>	<b>Reserved matters application for Appearance, Landscape, Layout, Scale and access within the site, for 287 new homes (Use Class C3) together with car parking, landscaping and associated works.</b>	
<b>Applicant:</b>	<b>Bellway Homes Ltd (South London)</b>	<b>Ward: Goring</b>
<b>Agent:</b>	<b>DHA Planning</b>	
<b>Case Officer:</b>	<b>Stephen Cantwell</b>	

The Head of Planning and Development presented the application to the Committee advising that a number of additional representations had been received since the agenda was published, and which had been circulated as an addendum report.

Members were shown the Masterplan Layout, the Illustrative Outline Plan with officers stating that they were pleased with the amended layout and advising that the design allowed for permeability across the site.

Issues surrounding drainage at the North Eastern corner of the site were considered and it was noted that officers were satisfied that there were sufficient conditions to cover the drainage scheme. Concerns had also been raised in relation to overlooking, however, officers were of the opinion that the distance was sufficient to not require a change in design.

The number and location of affordable housing was considered along with the associated viability concerns.

Various elevations were presented to the Committee illustrating the Eastern Pathway, building heights and the location of different types of housing across the site.

The Committee received 2 representations in support and 2 in objection to the application. Members sought clarification in relation to fire hydrant positions within the proposed development, discussions with Homes England regarding funding for infrastructure within the proposed development, lighting along the footpath, tree root barriers, biodiversity provisions and the percentage split of homes with air source heat pumps and gas boilers (for those provided with gas boilers, clarification was sought as to their adaptability to air source heat pumps).

The recommendation in the report, with the inclusion of the wording 'in consultation with the Chairman of the Planning Committee' was proposed by Councillor Silman, seconded by Councillor Whight and was unanimously supported by the Committee.

## **Decision**

The Planning Committee delegated authority to approve Reserved Matters to the Head of Planning and Development, subject to the satisfactory comments of Environmental Health (in relation to the amended Noise Strategy) and Technical Services and subject to a review of outline conditions in consultation with the Planning Committee Chairman to ensure that all matters raised during the Committee's debate were covered and if not additional conditions to be added (with re-commencement conditions agreed with the applicant).

*\* The meeting was adjourned at 8.14pm and was reconvened at 8.25pm.*

<b>Application Number:</b>	<b>AWDM/0387/22</b>	<b>Recommendation - GRANT permission for a temporary period of 3 years</b>
<b>Site:</b>	<b>Unit 3, Meadow Road Depot Meadow Road Worthing</b>	
<b>Proposal:</b>	<b>Change of Use from Class B2/B8 to Class E</b>	
<b>Applicant:</b>	<b>Guild Care</b>	<b>Ward: Seldon</b>
<b>Agent:</b>	<b>Warwick Lane Developments</b>	
<b>Case Officer:</b>	<b>Jo Morin</b>	

The Head of Planning and Development presented the application for a change of use to the Committee. Both aerial and internal photographs of the site were included in the presentation.

The agent had requested a temporary 5 year permission but the Committee was informed that officers had taken a view that a temporary permission for 3 years was appropriate.

It was noted that the conditions were set out on page 62 of the report.

A representation was received from the Ward Councillor in support of the application.

The Committee debated the length of temporary permission suitable for the site and how this would impact on a future review of the site.

The Committee was advised that the application for change of use was entirely separate to the lease of the site, however, officers were supportive of an early review of the site to give certainty to the user.

The recommendation in the report was proposed by Councillor Andy Whight, seconded by Councillor Richard Nowak and unanimously approved by the Committee.

### **Decision**

The Planning Committee **APPROVED** the application for the change of use from Class B2/B8 to Class E, subject to the following conditions:-

1. Approved Plans
2. Within 3 years of the date of this permission the use hereby permitted shall cease and return to its former lawful use
3. The building shall not be open to customers, including for the receipt and dispatch of goods, except between the hours of 0900 and 1630 on Monday to Saturday and between 1000 and 1600 hours on Sundays and Bank and Public Holiday.

4. No external units of fixed mechanical plant are permitted unless a scheme which shall be submitted to and approved by the local planning authority for attenuating all external fixed plant. The scheme shall have regard to the principles of BS:4142:2014+A1:2019 and ensure there is no detrimental impact to the nearest residential dwellings. A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturers guidance and any future plant shall also meet the specified levels within the approved scheme.
5. Agree and implement cycle parking provision in accordance with WSCC guidance.
6. Agree and implement a Travel Plan Statement.