

**Minutes of a Meeting of the Worthing Planning Committee
held in the Gordon Room, Worthing Town Hall on
24 July 2019**

Councillor Paul High
Councillor Noel Atkins

Councillor Paul Baker
Councillor Jim Deen
Councillor Karen Harman

Councillor Martin McCabe
Councillor Helen Silman
Councillor Steve Wills

Absent

WBC-PC/14/19-20 Substitute Members

There were no substitute Members.

WBC-PC/15/19-20 Declarations of Interest

Councillor Martin McCabe declared an interest in Item 5.2, AWDM/0934/19, as the freeholder of the property, 55 Bruce Avenue, Worthing.

The Councillor also declared an interest in Item 7, the report on *Affordable Housing and the impact of changes made to national planning guidance*, as he was predisposed to take a particular stance and referred to part of his local manifesto as follows:-

"We are committed to increasing the Affordable Housing amount required from developments of all size. The Council's current policy for 15 or more dwellings is for 30% Affordable Housing, which we will increase to 40%.

However, the Councillor said he had not predetermined his decision and came to the meeting with an open mind.

Councillor Noel Atkins and Councillor Paul High declared an interest as West Sussex County Councillors and the Chairman also declared his Division at WSCC was Worthing West.

WBC-PC/16/19-20 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 26 June 2019 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/17/19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/18/19-20 Planning Applications

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| Application No: AWDM/1923/18 | |
| Site: | Beechwood Hall, Wykeham Road, Worthing |
| Proposal: | Single-storey extension to west elevation and external alterations including kitchen extraction duct to south roof slope. Revised access arrangements, re-modelling of car park and garden area with formation of external seating areas including paved terrace and decking, covered booth seating and enclosed pergola at north end of garden. |

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| Application No: AWDM/1925/18 | |
| Site: | Beechwood Hall, Wykeham Road, Worthing |
| Proposal: | Application for Listed Building Consent for proposed extension to west elevation and associated internal and external alterations to facilitate refurbishment including kitchen extraction duct to south roof slope together with revised access arrangements, re-modelling of car park and garden area with formation of external seating areas including paved terrace and decking, covered booth seating and enclosed pergola at north end of garden. |

The Head of Planning and Development introduced the report and began his presentation by showing Members an aerial view of the site.

Members were provided with background information on the Grade II Listed Building which was originally built as a pair of semi-detached Swiss Cottages. The property had been converted into a hotel in the 1930's, and recently used as a public house for some years.

Due to the property's poor state of repair, it was proposed to refurbish the existing building which would remain as a hotel with upgraded bar and restaurant facilities.

The Officer referred to the arranged Member/Officer site visit which had taken place shortly before the meeting.

The Officer ran through the details of the proposal and highlighted the key areas of change on the aerial view of the site. He advised the proposals had been amended following discussions with Officers which had included a more formal outdoor seating/dining areas with paved terrace, decking and covered seating booths. A number of photographs and plans were also produced to assist Members in their consideration of the application.

The Officer referred to the Addendum, which provided Members with updates to the original Committee report. One of the key issues, mentioned within the revised recommendation, had been the concern expressed by the Local Highway Authority (LHA) as to the creation of a trade garden providing 250 covers outdoors. The LHA required additional information in

order to adequately assess the application. The other issues raised were to address any adverse impact on preserved trees identified by the Council's Tree and Landscape Officer and the current proposal for the kitchen extraction system, and its impact on the Listed Building and surrounding Conservation Area. The Officer explained all three issues could be negotiated further with the applicant to identify an acceptable solution, and delegated to the Head of Planning and Development for approval. He confirmed that should an acceptable solution not be forthcoming, the application would return to Committee.

The Officer concluded his presentation by referring Members to the extra three conditions included within the revised recommendation, and suggested an additional condition for an archeological watching brief.

The Committee Members raised a number of queries with the Officer with the majority being answered in turn to the Members' satisfaction. One Member had requested Officers include electric charging points and secure cycling stands as extra conditions to the revised recommendation. The Officer agreed the Member's suggestion could be discussed with the applicant.

There was a further representation from a supporter, James Sturgess, the Planning Consultant. Following his representation Mr Sturgess responded to queries raised by the Committee.

Members began their debate on the proposal and thanked Officers for the arranged site visit which they felt had been beneficial and given them a better understanding of the proposal.

Members felt the retention of the Listed Building, and its setting, was important for Worthing and agreed that substantial refurbishment was necessary for it to remain viable.

The Committee Members voted unanimously in support of the application, subject to a number of extra conditions agreed with the Officer.

Decision

The Committee **AGREED** that applications **AWDM/1923/18** and **AWDM/1925/18** be delegated to the Head of Planning & Development, in consultation with the Chairman, to allow further negotiations with the applicant to identify an acceptable solution:-

(i) for the kitchen extraction system that deals effectively with disposal of cooking odours and smells, but addresses the unacceptable impact of the current proposals on the important historic character and appearance of the Listed Building and the surrounding Conservation Area

(ii) to address any highway safety issues arising from the amended plans raised by the local Highway Authority;

(iii) to address any adverse impact on preserved trees arising from the amended plans identified by the Council's Tree and Landscape Officer; and

(iv) to investigate the scope for incorporating EV charging points in the car park, subject to the following conditions:-

AWDM/1923/18

1. Standard time limit
2. Approved plans
3. Agree material samples and finishes of extension (inc. windows and roof lantern)
4. Agree architectural details of extension (inc. window design)
5. Agree details of wrought railing design
6. Agree tree protection measures (inc. all tree works)
7. Agree soft landscaping scheme (inc. replacement tree planting)
8. Agree samples of surfacing materials for external areas and ramp access
9. Agree detailed design, materials and finishes of garden structures
10. No customer use of expanded external seating/dining/garden area(s) before 9.00hrs or after 23.00hrs on Mon to Sat or before 9.00hrs or after 22.00hrs on Sundays, Bank Holidays
11. Agree and implement kitchen extraction system prior to commencement of use of expanded restaurant bar or trade garden facilities
12. Parking to be constructed in accordance with approved layout prior to commencement of use of expanded restaurant bar or trade garden facilities.
13. Closure of access onto Wykeham Road as shown on approved plan prior to commencement of use of expanded restaurant bar or trade garden
14. Agree and implement trade garden Management Plan (to inc. no music)
15. Windows in west elevation of proposed extension to be fixed shut
16. Agree external lighting in trade garden and car park
17. Ancillary flat on 2nd floor to be retained as managers/staff accommodation only
18. Agree details and finishes of ventilation flues/grilles
19. Doors and windows shall be kept closed when live or recorded music is played within the premises.
20. No bottles shall be disposed of except between 08:00 hrs - 20:00 hrs only.
21. No deliveries to or collections (including collection of waste bottle) from the premises except between the hours of 08:00 hrs and 20:00 hrs Monday to Saturday and between 10:00 hrs and 18:00 hrs on Sundays and Bank and Public holidays.
22. Archaeological Watching Brief.
23. Provision of cycle stands.

AWDM/1925/18

1. Standard LB Consent time limit
2. Approved plans
3. Agree details of freestanding bar and back-fitting(s)
4. Agree details of freestanding brew-pad and supporting structure
5. Agree details of all new internal beams and associated cladding
6. Exterior of building to be made good following removal of existing gabled entrance porch in accordance with details to be agreed
7. Protect building from collapse

Informative

To ensure retention of lantern lights within the car park.

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| Application No: AWDM/0934/19 | |
| Site: | Ladydell Depot, Bruce Avenue, Worthing |
| Proposal: | Removal of 3 no. shipping containers and construction of 2 no. Data centre cabins with ancillary air conditioning units; a meter cabin on concrete base; refurbishment of existing building and security fencing and access gate. |

The application sought permission to redevelop the storage compound into a 'data centre' to host high speed internet services for 'Cityfibre' as part of a roll out of full fibre infrastructure across Worthing, with the aim of providing unlimited bandwidth and Gigabit speed connectivity to the community.

The Officer provided photographic evidence of the site and explained the proposal included the removal of the 3 existing shipping containers and the erection of 2 'data centre' cabins.

Members were advised there had been a query raised regarding the number of vehicle movements at the site however, it was not anticipated that the proposal would result in a material increase over the existing use.

Members voted unanimously in favour of the application.

Decision

That the application be **APPROVED**, subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Buildings to be painted Olive green BS 4800 12 B 27, including green mesh fencing surrounds to air conditioning units
4. Recommendations within 'Tree Survey and Recommendations' be adhered to.

Informatives:-

1. Standard Informative
2. Network Rail comments

WBC-PC/19/19-20 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/20/19-20 Affordable Housing and the impact of changes made to national planning guidance

The Head of Planning and Development outlined the report for Members.

The report was seeking recommendation from the Planning Committee to the Executive Member for Regeneration that the existing Interim Position Statement on Affordable Housing be updated given the change in national planning guidance.

In summary, the Councils' would not now seek financial contributions from developments of 6 to 9 dwellings.

Following a short debate, the majority of Members' agreed the Officer's recommendation as stated within the report.

Decision

The Committee recommended to the Executive Member for Regeneration that the existing Interim Position Statement on Affordable Housing be updated. The revised Statement would clarify how the local policy position has had to be amended to reflect changes made at the national level. Contributions for affordable housing (including any Vacant Building Credit that might apply) would be sought in line with the revised National Planning Policy Framework (2018). This position also reflected the policy approach being advanced within the emerging Worthing Local Plan that only seeks financial contributions or on-site delivery of Affordable Housing from 'major developments' (10+ dwellings).

Financial contributions would therefore not be sought from developments of 6 to 9 dwellings which would have been the case under the full provisions of Core Strategy Policy 10.

The Chairman declared the meeting closed at 8.08 pm, having commenced at 6.30 pm

Chairman