

**Minutes of a Meeting of the Worthing Planning Committee
held in the Gordon Room, Worthing Town Hall on
21 August 2019
At 6:30pm**

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/21/19-20 Substitute Members

There were no substitutions.

WBC-PC/22/19-20 Declarations of Interest

The following declarations of interest were recorded:-

Councillor Paul High declared interests as a member of West Sussex County Council and as a Borough Councillor for Heene Ward.

Councillor Noel Atkins declared an interest as a member of West Sussex County Council and resident in Heene Ward.

Councillor Steve Wills declared an interest as a resident in Heene Ward and a Non-Executive Director of Worthing Homes.

Councillor Helen Silman declared an interest as a Borough Councillor for Heene Ward.

Councillor Martin McCabe declared an interest in item 5 (iv) as he once worked at the Dome Cinema.

WBC-PC/23/19-20 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 24 July 2019 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/24/19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

Application No. AWDM/0879/18	
Site:	Land South of 6 Grand Avenue, West Parade, Worthing
Proposal:	Variation of condition 1 and partial variation of condition 12 of Planning permission AWDM/1713/16 in order that some windows on parts of the east elevation are no longer obscure-glazed and that all balconies on the east elevation and the roof-terrace to flat 30, do not have privacy screens on their east side (this variation does not affect privacy screens to the roof terrace and stairs to flat 4).

The Planning Services Manager introduced the application, advising that the application had been to Committee on the 26 June 2019 and that legal advice provided, stated that a deed of variation to the legal agreement was required.

A representation was received from Mr Phil Abbott who spoke in objection.

The Committee debated the application. Members generally supported the application but there were some concerns raised about the timeliness of information being provided to Members.

Decision

- i) That in pursuance of its resolution of 26 June 2019, the Committee delegated authority to the Head of Planning to complete a s.106 deed of variation and that the wording of conditions 1 & 12 be varied as set out below.

ii) **Condition 1**

The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	Drg No 600	26.06.2018
EXISTING SITE PLAN	Drg No 601	26.06.2018
PROPOSED SITE PLAN	Drg No 602 Rev A	09.11.2016
PROPOSED SITE PLAN WITH EXTG BUILDING	Drg No 603 Rev A	09.11.2016

BASEMENT PLAN (LEVEL 0)	Drg No 610 Rev F	11.11.2016
GROUND FLOOR PLAN (LEVEL 1)	Drg No 611 Rev E	09.11.2016
FIRST FLOOR PLAN (LEVEL 2)	Drg No 612 Rev E	09.11.2016
SECOND FLOOR PLAN (LEVEL 3)	Drg No 613 Rev D	09.11.2016
THIRD FLOOR PLAN (LEVEL 4)	Drg No 614 Rev D	09.11.2016
FOURTH FLOOR PLAN (LEVEL 5)	Drg No 615 Rev D	09.11.2016
FIFTH FLOOR PLAN (LEVEL 6)	Drg No 616 Rev D	09.11.2016
SIXTH FLOOR PLAN (LEVEL 7)	Drg No DR-A 01007 Rev Q	24.04.2019
SEVENTH FLOOR PLAN (LEVEL 8)	Drg No DR-A 01008 Rev Q	24.04.2019
ROOF PLAN	Drg No DR-A 01009 Rev H	24.06.2018
NORTH & SOUTH ELEVATION	Drg No 04001 Rev G	19.07.2018
EAST ELEVATION	Drg No 04002 Rev J	01.07.2019
WEST ELEVATION	Drg No 04003 Rev F	16.05.2019
SOUTHERN STREET SCENE	Drg No 626 Rev A	09.11.2016
CURTAIN WALLING ELEVATIONS – SOUTH & EAST	Drg No DR-A-31101 Rev D	24.04.2019
ELEVATION SOUTH - CONTEXT	Drg No 04004 Rev A	03.10.2019
TYPICAL BAY ELEVATION	Drg No 629 Rev A	09.11.2016
SECTION A-A	Drg No DR-A-05002- Rev G	12.07.2019
SECTION B-B	Drg No 631 Rev D	09.11.2016

BIN STORE ENCLOSURE	Drg No 650	09.11.2016
CYCLE SHELTER	Drg No 651 Rev A	09.11.2016
BOUNDARY WALL	Drg No 652 Rev A	09.11.2016
LANDSCAPE MASTERPLAN	Drg No 680	09.11.2016
SITE HABITAT PLAN	Drg No Figure No 01	09.11.2016

Reason: *For the avoidance of doubt and in the interests of proper Planning.*

Condition 12

The development shall not be built other than as follows:

- a) All windows in the north elevation of the link block shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels.
- b) All lounge/diner/kitchen room windows in the first to fifth floors of the east elevation of the eastern shoulder shall be permanently as follows:
 - i) the lower panel up to the transom height at least 85cm above finished floor level shall be un-openable and obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and,
 - ii) the lower part of the upper panel of the window up to a height of 1.5m above finished floor level shall also be obscured by permanent application of an obscure film which gives a degree of obscuration equivalent to Pilkington Texture Glass Level 3,
 - iii) the upper panel shall be top hung or hung from the northern side edge of the frame.
- c) All bathroom windows in the upper floors of east elevation of the eastern shoulder and corner block shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6m above finished floor levels.
- d) Provision of flank privacy screens to flat 4's raised rear terrace and the stairs behind leading from the rear path.
- e) The bedroom and dressing area windows (W705 & W706) at sixth floor level on the east elevation up to a height of 1.5m above finished floor level shall be obscured by permanent application of an obscure film which gives a degree of obscuration equivalent to Pilkington Texture Glass Level 3 and thereafter retained at all times.
- f) The panels CW5, CW6, CW7 & CW8 and the wall between CW7 & CW8 (seventh / penthouse floor), shall be opaque.

The above shall be permanently retained thereafter.

Reason: *In the interests of neighbour amenity (overlooking) in accordance with saved Local Plan Policy H18 Core Strategy Policy 8 and the National Planning Policy Framework.*

Application No. AWDM/0848/19	
Site:	151 Rowlands Road, Worthing, West Sussex BN11 3LE
Proposal:	Conversion of existing care home (Class C2) to provide 19 no. affordable residential units (Class C3) comprising 4 x 2 bedroom flats, 14 x 1 bedroom flats and 1 x bedsit) involving two storey extension replacing conservatory, single-storey extension, pitched roof dormer, enlarged dormer and flat roof dormer to South elevation; flat roof dormer, single-storey extension and roof light to West elevation; mechanical smoke extract outlet to roof; alterations to fenestration and internal alterations. 7no. parking spaces.

The Planning Services manager introduced the application to the committee providing aerial photographs of the site, site plans, existing and proposed elevations (North, South, East and West), proposed floor plans and photographs of the site and existing building.

The following representations were received at the meeting:-

- Sarah Palmer (Objector)
- Darren Bloom (Objector)
- Philip Dampier (Objector)
- Cllr Richard Mulholland (Ward Councillor)
- Karen Tipper (Planning Agent)
- Cllr Heather Mercer (Executive Member for Customer Services)

The Committee debated the application, highlighting a number of key aspects, including:-

- The density of the proposed development;
- The need for sound insulation;
- The length of time residents were expected to spend in temporary accommodation;
- Responsibility for managing the accommodation; and
- Space standards considerations associated with proposed flats 7 & 8

The Planning Services Manager confirmed that amendments to the proposal meant that it now met national policy in respect of space standards. Flats 7 & 8 had been changed to 1 person units to enable this.

Members raised concerns regarding the density and configuration of the proposal.

Decision

DEFERRED to a future meeting to allow officers to consider the density and configuration (including the provision of more 2 bedroom apartments) and other issues, including:-

- Sound Insulation;
- Thermal Insulation; and
- Sustainability considerations.

*****The meeting was adjourned at 8.17pm and reconvened at 8.22pm.***

Application No. AWDM/0762/19	
Site:	19 Manor Road, Worthing, West Sussex BN11 3RT
Proposal:	Demolition of existing building and replacement with 10no. one and two bedroom apartments set over four floors, with balconies to West, East and South elevations, accessed from Manor Road with parking for 6no. cars.

The Planning Services Manager introduced the application to the committee providing aerial photographs of the site, site plans, block plans, proposed elevations, proposed street view, proposed site layout and photographs of the site and of the existing property.

Members questioned whether emergency vehicles were able to access the site and if there would be access to the site from Bath Road. Officers confirmed that emergency vehicles were able to access the site and that the entrance on Manor Road would be used for entering and exiting the proposed development. The applicant confirmed that access to the site had been secured from Manor Road.

The following representations were received at the hearing:-

Margaret Payne (Objector)
 Cllr Richard Mulholland (Ward Councillor)
 Nick Carter (Planning Agent)

The Committee debated the application, considering the number and size of dwellings provided by the proposal, their design and the 20% affordable housing contribution. Concerns were raised regarding the density of development in Heene Ward over the last 16

years, the proposed access to the development, the number of parking spaces, the amount of cycle storage and electric charging points provided under the proposal.

Decision

To delegate the decision to the Head of Planning and Development to approve subject to the completion of a S106 agreement to secure a 20% affordable housing contribution and the following conditions:

1. Time to implement
2. Approved plans and documents
3. Agree and implement surface water drainage details.
4. Development in accordance with the drainage report
5. Construction method statement including hours of construction, dust suppression and emissions
6. Agree external materials, finishes and architectural details
7. Provide parking and access
8. Provide cycle storage
9. Details and implement hard and soft landscaping
10. Agree, implement biodiversity plan
11. Obscure glaze north facing windows no opening above 1.7m above finished floor levels
12. Agree, implement a sound insulation scheme between floors
13. Noise emitted from the lift cabinet does not exceed 62dB LAeq at 1m
14. Agree, implement and retain balcony details
15. Agree implement boundary treatment

Informatives

1. Pro-active amendment
2. New Address
3. Southern Water
4. Minor works license to close existing access

Application No. AWDM/0835/19	
Site:	Dome Cinema, 22 Marine Parade, Worthing
Proposal:	Listed Building Consent for retention of replacement internal kiosk in foyer (retrospective).

The Planning Services Manager introduced the retrospective application to the committee providing pictures of the old kiosk and its replacement.

It was noted that no objections had been received.

Members expressed their displeasure at receiving retrospective applications whilst reconfirming their commitment to looking after listed buildings in the town.

Decision

GRANTED Listed Building Consent subject to conditions:-

1. Approved plans

Application No. AWDM/1021/19	
Site:	The Downview, Downview Road, Worthing
Proposal:	Erection of 8no. flats in 3-storey block comprising 6no. 1-bedroom and 2no. 2-bedroom on land to south of the former Downview public house (permitted under AWDM/1834/17).

The Planning Services Manager introduced the application to the committee providing aerial photographs of the site, site plans, elevations, proposed floor plans and photographs of the site.

A Member questioned why the car parking provision had been removed from the amended proposal. Officers advised that it was partly to do with the type of accommodation and the overall footprint of the proposed development. He reminded the Committee that there was no requirement to insist on parking provision.

The following representations were received at the meeting:-

- Karen Tipper (Planning Agent)
- Cllr Heather Mercer (Executive Member for Customer Services)

The Committee considered the finish of the building, the purpose of the air source heat pump and the implications associated with condition 8, regarding contaminated land.

Decision

GRANTED permission subject to the ***removal of the balcony on the western elevation of the building*** and the following conditions:-

Subject to the following conditions:-

1. Approved Plans
2. Full Permission

- 03 Noise Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the Local Planning Authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.
- 04 External plant: Provide 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 BS4142: 2014 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.
- 05 Hours of Construction: The hours of construction shall be restricted to Monday - Friday 08:00 - 18:00 Hours, Saturday 09:00 - 13:00 Hours and no work permitted on Sundays, Bank or Public Holidays.
- 06 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 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 policy.
- 07 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
- the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works and methods to control dust from the site.
- Reason: In the interests of highway safety and the amenities of the area.
- 08 Contaminated Land: Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning

Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority: (1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site. (2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

- 09 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.
Reason: In the interests of visual amenity and to comply with policy 16 of the Worthing Core Strategy.
- 10 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy.
- 11 No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of amenity.
12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

Reason: In the interests of amenity and the environment having regard to the nature of the site and saved policy H18 of the Worthing Local Plan and policy 16 of the Worthing Core Strategy.

- 13 The window in the southern side elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

Reason: To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.

- 14 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the southern side wall of the building.

Reason: To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan

Informatives

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link

<https://beta.southernwater.co.uk/infrastructure-charges>.

Site:	The Downview, Downview Road, Worthing
Proposal:	Non-Material Amendment to planning permission AWDM/1834/17 for retention of bay window and adjacent chimney and omission of proposed balconies.

The Planning Services Manager introduced the application to the committee providing photographs of the site and proposed elevations. The Committee were advised that this was a non-material amendment to planning permission AWDM/1834/17 for retention of bay window and adjacent chimney and omission of proposed balconies.

Members expressed their support for the application.

Decision

APPROVED the non-material amendments in accordance with the application and accompanying plans.

For the avoidance of doubt, these plans comprise:-

Drawing number (08) 01 rev A – Existing Plans and Elevations
Drawing number (08) 02 rev B – Highlighted Floor Plans received 1 July 2019
Drawing number (08) 03 rev A – Highlighted Elevations received 1 July 2019

Existing planning permission AWDM/1834/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Numbers:

Drawing number (08) 01 rev A – Existing Plans and Elevations
Drawing number (08) 02 rev A – Proposed Floor Plans received February 2019
Drawing number (08) 03 rev B – Proposed Elevations received February 2019

WBC-PC/26/19-20 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 9:30pm

Chairman