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**Minutes of a meeting of the  
Worthing Planning Committee  
31 January 2024  
at 6.30 pm**

Councillor Ödül Bozkurt (Chair)  
Councillor Helen Abrahams (Vice Chair)

Councillor Noel Atkins	Councillor Rosey Whorlow
Councillor Russ Cochran	Councillor Cathy Glynn-Davies
Councillor Samuel Theodoridi	Councillor Richard Nowak

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

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## **WBC-PC/56/23-24 Substitute Members**

There were no substitute Members.

## **WBC-PC/57/23-24 Declarations of Interest**

Councillor Noel Atkins declared an interest as an elected member of West Sussex County Council in relation to any issues that may affect West Sussex. He also declared he was a Ward Councillor for Salvington with regards to an appeal update on page 26 of the agenda.

Councillor Richard Nowak declared that he was a member of the Worthing Society. He also declared he was a Ward Councillor for Salvington with regards to an appeal update.

Councillor Ödül Bozkurt declared that she was a Ward Councillor for Central and was not predetermined with regards to the application.

Councillor Rosey Whorlow declared that she was a Ward Councillor for Central and was not predetermined with regards to the application.

## **WBC-PC/58/23-24 Public Question Time**

There were no pre submitted questions received from the public.

## **WBC-PC/59/23-24 Members Questions**

There were no pre submitted questions from Members.

## **WBC-PC/60/23-24 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on **20 December 2023** be confirmed as a correct record and that they be signed by the Chair.

### **WBC-PC/61/23-24 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

### **WBC-PC/62/23-24 Planning Applications**

The application was determined as set out in the attached appendix.

### **WBC-PC/63/23-24 Appeal Decisions**

Members were very pleased to see a 100% success rate for appeals appended to the agenda and noted that despite being a presumption authority Inspectors recognised that there were clear reasons for refusal where both the Committee and Officers had demonstrated that the harm would significantly and demonstrably outweigh the benefits of the appeal schemes.

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The meeting ended at 8.32 pm.

**Chair**

<b>Application Numbers:</b>	i) AWDM/1847/22 ii) AWDM/1848/22 LBC	<b>Recommendations -</b> i) Refuse planning permission ii) Approve Listed Building Consent
<b>Site:</b>	14 Ambrose Place, Worthing	
<b>Proposal:</b>	<p>i) Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels and roof lights to the East and West (Side) roof slopes. Proposed installation of new windows, installation of glass frameless balustrade over light well to the rear and new rear dormer with roof lights to existing Grade II Listed dwelling house.</p> <p>ii) Application for Listed Building Consent for proposed demolition of existing garage and proposed internal alterations, installation windows, installation of glass frameless balustrade over light well to the rear and new rear dormer with roof lights to roof slope to Grade II listed dwelling house.</p>	
<b>Applicant:</b>	Mr A Coombes	Ward: Central
<b>Agent:</b>	Saville Jones Architects	
<b>Case Officer:</b>	Marie O'Keeffe	

The Head of Planning and Development presented the report explaining to Members the reasons for the recommendation of refusal. He stated that the applicant was keen to connect to the planned District Heat Network and once this happened the Air Source Heat pumps proposed in the application would not be needed.

There were two speakers who gave representations in support of the application, the applicant and the agent.

The applicant stated he had worked with renewable energy for many years in his career and was keen to encourage communities to think long term regarding balancing retaining our heritage assets whilst using more sustainable energy solutions. He explained how a single storey unit would not allow the PV panels to provide enough power during the winter months. Once the heat network had arrived the house would still require phenomenal energy consumption to negate its heritage deficiencies so the PV panels would still be needed.

The Architect explained how the design of the application was a direct response to the climate emergency. He assured the Committee that they were happy to use reclaimed bricks in the interest of retaining the heritage aesthetics of the area.

During debate the Members acknowledged the difficulty of balancing the benefits of supporting the use of greener energy against the perceived harm to heritage assets.

Some considered that, in comparison with the current unattractive garage building, the proposal would improve the streetscape although it was thought that there were still some design changes desired to blend it in with the old wall that fronted Richmond Road. It was agreed that heritage houses needed to be brought into the 21st century to be maintained. It was discussed that granting permission for this application did not set a precedent for further 2 storeys buildings on the same road as any application would be considered on their individual merits. Members also had regard to the rather unattractive flank wall of the adjoining building and that the current driveway and garage affected the setting of the listed building.

A proposal to approve the application, grant planning permission and delegate back to officers to ensure the appearance of the structure blended as seamlessly as possible with the rest of the heritage streetscape. This was seconded and voted on with an outcome of 5 votes in favour, 2 votes against and 1 abstention.

**i) AWDM/1847/22** - Recommendation overturned, decision to be delegated to Head of Planning to secure design improvements to the front elevation (based on extending the existing boundary wall in line with the recently approved single garage and reducing the size of the proposed roller shutter door) and amended plans showing the revised location of air source heat pumps. Note to applicant to be added to encourage future connection to the District Heat Network).

Members felt that the benefits of providing renewable energy for this important listed building outweighed the harm to its setting. In reaching this decision Members felt that it would not set a precedent as the current gap in the wall and view of the flank wall of the adjoining two storey building were relevant mitigating factors. In addition the level of harm to the setting of the listed building was at the lower end of less than substantial as the loss of views to the rear of the listed building were limited and this was a secondary elevation (compared to the grandeur of the south elevation).

The recommendations to approve listed building consent was voted in favour of with a unanimous vote.

**ii) AWDM/1848/LBC** - Recommendation agreed decision to be delegated to Head of Planning to clarify LBC description and ensure amended plans delete elements withdrawn (removal of the ceiling, boxing in of chimney breast and loss of rear sash window).