

# Public Document Pack

Minutes of a meeting of the  
Worthing Planning Committee  
18 September 2019  
at 6.30 pm

## Present:

Councillor Paul High (Chair)  
\*\*Councillor Noel Atkins (Vice-Chair)

Councillor Paul Baker  
Councillor Jim Deen  
Councillor Karen Harman  
Councillor Helen Silman

Councillor Steve Wills  
\*\*Councillor Martin McCabe  
Councillor Paul Westover

\*\*Absent

**Officers:** Head of Planning and Development, Planning Services Manager, Lawyer and Democratic Services Officer

---

## **WBC-PC/27/19-20    Substitute Members**

Councillor Robert Smytherman substituted for Councillor Martin McCabe.  
Councillor Paul Westover substituted for Councillor Noel Atkins.

## **WBC-PC/28/19-20    Declarations of Interest**

Councillor Paul High declared an interest in item 5.1, 151 Rowlands Road, as a member of West Sussex County Council and as a Borough Councillor for Heene Ward. He had also been contacted by several members of the public in relation to the application but came to the meeting with an open mind.

During the meeting Councillor Paul High advised he was acquainted with one of the registered speakers in objection for item 5.3, 28 Gerald Road.

Councillor Steve Wills declared an interest in item 1, 151 Rowlands Road, as a resident in Heene Ward and a Non-Executive Director of Worthing Homes.

Councillor Jim Deen declared an interest in item 5.3, 28 Gerald Road, as he had met with one of the registered speakers in objection but only given procedural advice.

Councillor Paul Baker declared an interest in items 5.2 and 5.3, as a resident of Marine Ward.

Councillor Helen Silman declared an interest in item 1, 151 Rowlands Road, as a Borough Councillor for Heene Ward.

## **WBC-PC/29/19-20    Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 21 August 2019 be confirmed as a correct record and that they be signed by the Chairman.

**WBC-PC/30/19-20 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/31/19-20 Planning Applications**

The planning applications were considered, see printed minutes above..

**WBC-PC/32/19-20 Public Question Time**

There were no questions raised under Public Question Time.

---

The meeting ended at 9.06 pm

Application No. AWDM/0848/19	
Site:	<b>151 Rowlands Road, Worthing</b>
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 Chairman application was deferred by Committee Members at the previous meeting (21 August 2019) for Officers to consider the density and internal layout of the proposal to provide more 2-bedroom units, and to clarify the sustainability credentials of the proposals, with particular regard to sound-proofing and thermal insulation.*

The Planning Services Manager advised further representations had been received by Committee Members since the report was published, from Mr Darren Bloom and Mr Lance Craddock, registered speakers. The Officer also advised further representations had been received from the occupiers of 128 and 149 Rowlands Road.

Before beginning his presentation, the Officer advised Members an updated elevation drawing had been submitted, and that should the application be granted it would be subject to an additional condition requiring details of proposed fencing on top of the existing east side boundary wall to be agreed and installed prior to installation.

The Officer briefly outlined the application and the Committee were shown an aerial photograph of the site, various plans and photographs to assist in their consideration of the proposal.

The Officer confirmed only minor changes had occurred since the application was last considered. The recommendation remained for approval, with the additional condition for the proposed fencing on top of the existing east side boundary wall.

There were further representations from:

Objectors: Sarah Palmer  
Darren Bloom  
Lance Craddock

Supporters: Karen Tipper  
Akin Akinyebo, Head of Housing

Following the Head of Housing's representation he stated he was happy to answer any queries from the Members of the Committee as he acknowledged the Committee's concerns raised regarding the accommodation at the previous meeting.

In summary, matters raised included:-

- the proposed layout and type of units of the proposed development;
- the management of the proposed development for temporary accommodation;
- living conditions of future occupiers; and
- impact on the amenities of neighbouring occupiers.

The Head of Housing concluded by clarifying for Members the difference between temporary accommodation and permanent housing, and stating that the Council had no control as to who was placed in the accommodation or what their support needs were. However, he stressed the Council were legally obligated to assess those placed in temporary accommodation, and occupiers would be supported by a team of Council Officers.

The Officer believed the purchase and renovation of the property was innovative and would allow the Council to provide transitional affordable accommodation for those in need, and reduce the reliance on the use of Bed & Breakfast accommodation.

The Head of Planning and Development reminded Members that Worthing had a significant housing problem. He advised Members were considering an application for one and two bedroom apartments that would meet the space standards, provided affordable accommodation, and had to deal with the application on its planning merits.

The Chairman invited the Leader of the Borough Council, Councillor Daniel Humphreys, to speak at the meeting. The Committee agreed that a letter be written from the Chairman to the Leader requesting that a monthly meeting be held with residents once the development had been implemented to consider any issues that had arisen.

Members appreciated the interest from the members of the public and thanked the Head of Housing for providing more detail in relation to the management of the temporary accommodation, which Members agreed had reduced the majority of their fears.

In conclusion, the Committee Members voted unanimously in favour of the application, with an additional condition for the proposed fencing on top of the existing east side boundary wall.

## **Decision**

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

1. Standard time limit
2. Approved plans
3. Materials of extensions and alterations to match and agree sample (Pre-commencement)
4. Agree design detail of parapet roof(s) to extensions (Pre-commencement)
5. Agree design of replacement windows (Pre-commencement)
6. Agree detailed design of platform lift and alterations to main entrance (Pre-commencement)
7. Agree and implement alterations to boundary wall at Rowlands Road access, including new section of wall and pier
8. Agree details of external finishes to rooftop plant
9. Agree and implement cycle storage
10. Agree and implement 1 no. EV charging point
11. Provide access and parking in accordance with details to be agreed
12. Agree and implement construction management plan (Pre-commencement)
13. Hours of construction
14. Agree and implement tree protection measures (Pre-commencement)
15. Agree landscaping/re-use of excavated material in rear garden
16. Agree and implement communal TV aerial/reception
17. Agree and implement foul and surface water disposal (Pre-commencement)
18. Implement and retain refuse storage provision
19. Agree fencing on top of the existing east side boundary wall

It is recommended that Condition 19 as previously proposed is omitted as this issue has been addressed by the corrected annotation on the amended plan.

*The meeting was adjourned at 7.50pm, and reconvened at 8.00pm.*

Application No. AWDM/1192/18	
Site:	<b>14 West Avenue, Worthing</b>
Proposal:	Change of use of ground floor (14 West Avenue and Eastcourt, Mill Road) to restaurant (Class A3) with associated bar and function room. Change of use of first-floor of 14 West Avenue to visitor accommodation (Class C1) and change of use of first-floor of Eastcourt, Mill Road to 2-bedroom flat (Class C3).

The Planning Services Manager advised Members that one further representation had been received, since the agenda had been dispatched, from an existing objector.

The Officer briefly outlined the application and Members were shown an aerial photograph of the site, various plans and further photographs. He referred to the planning history and advised there was an existing planning permission granted in 2015 which was still valid.

The Officer's recommendation was for approval.

There were further representations from:

Ward Councillor: Cllr Rebecca Cooper

Supporters: David Bennett  
Alex Mojee Bell

Some Members raised queries with the last registered speaker, the daughter of the applicant, which were answered to the Members' satisfaction.

The Committee Members considered the application and despite some Members still having concerns in relation to the proposed hours of use and the lack of ensuite facilities in the four bedrooms, the majority agreed the Officer's recommendation to approve.

### **Decision**

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

1. Approved Plans.
2. Standard time limit.
3. Details of extraction system for disposal of cooking odours.

4. Details of any external fixed plant.
5. The flat accommodation above Eastcourt remain ancillary to the use of the property and not used as separate residential accommodation.
6. Hours of use 11:00hrs- 23:00hrs Monday to Saturday and 11:00hrs – 22:00hrs Sundays and Bank Holidays.
7. Details of the commercial element of the garden to be submitted and approved and use restricted to 21:00hrs with no amplified or live music.
8. Submission of a Noise Management Scheme to include but not limited to:
  - *Details of Signage*
  - *Monitoring with intervention when necessary*
  - *No drinks outside after 21:00 hrs*
  - *Any noise complaints to be investigated and the Management Plan reviewed if necessary*
  - *No amplified and/or live music shall be played at any time outside of the premises*
  - *Only unobtrusive background music shall be played within the premises up to 23:00 hrs. For this purpose the music noise level shall not exceed 75dB (LAeq15min) anywhere 1m from any speaker inside the premises*
  - *No fruit/gaming machines or TV Broadcast*
  - *Bottles to be disposed of between 08:00hrs - 18:00hrs only, and waste collection of bottles should be arranged for day time hours.*
  - *No deliveries to or collections from the premises outside the hours of 08:00hrs - 18:00hrs Monday to Saturday.*
9. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
10. No commencement of use until parking layout provided on site in accordance with approved plans. Retain thereafter.
11. No commencement of use until cycle parking provided on site in accordance with approved plans. Retain thereafter.
12. No arrival, reception or dispatch of deliveries except between 8am – 6pm of the same day Mon – Sat.
13. No storage of trade goods or deliveries except inside the building.
14. Notwithstanding “pd” no external alterations/extensions to building.
15. Notwithstanding “pd” no external plant or machinery except as approved under this permission.
16. Notwithstanding “pd” Use Class Order premises used only as applied for.

Application No. AWDM/1129/19	
Site:	<b>28 Gerald Road, Worthing</b>
Proposal:	Part two-storey and part single-storey rear extension to north elevation and rooflight to east roof elevation.

The Planning Services Manager outlined the application for Members and they were shown an aerial photograph of the site, various plans, and further street scene photographs to assist in their consideration.

The plans had been amended to reduce the depth of the single-storey extension by 0.5 metres following concerns regarding the impact on the residential amenity of neighbouring properties. The key considerations were the effects on the visual and residential amenities of the locality.

There were further representations from:

Objectors: Tom Rodley  
Mark Geer  
Brian Dunne

The Committee Members sympathised with neighbours regarding the potential loss of privacy however, following debate, the majority of Members voted in support of the Officer's recommendation to approve the application.

### **Decision**

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

1. Approved Plans
2. Standard 3 year time limit
3. External materials to match existing
4. No windows to be formed in the west or east side walls of extension