

# Public Document Pack

**Minutes of a meeting of the  
Worthing Planning Committee  
20 March 2024  
at 6.30 pm**

Councillor Andy Whight (Chair)  
Councillor Ödül Bozkurt (Vice-Chair)

Councillor Noel Atkins	Councillor Rosey Whorlow
Councillor Russ Cochran	Councillor Richard Nowak
Councillor Samuel Theodoridi	Councillor Helen Abrahams

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

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## **WBC-PC/80/23-24 Substitute Members**

There were no substitute Members.

## **WBC-PC/81/23-24 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.

Councillor Richard Nowak declared that he was a member of the Worthing Society who had commented on application AWDM/0083/24 but he stated he was not pre-determined.

Councillor Rosey Whorlow declared that she had spoken against the Land at Former Gas Works Site, Park Road, Worthing when it was previously heard at Committee and would absent herself for application AWDM/0083/24

Councillor Ödül Bozkurt declared that in relation to applications AWDM/0083/24 and AWDM/1483/22, she was the Ward Councillor for Central ward.

## **WBC-PC/82/23-24 Public Question Time**

There were no pre submitted questions received from the public.

## **WBC-PC/83/23-24 Members Questions**

There were no pre submitted questions from Members.

## **WBC-PC/84/23-24 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on **28 February 2024** be confirmed as a correct record and that they be signed by the Chair.

**WBC-PC/85/23-24 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/86/23-24 Planning Applications**

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

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The meeting ended at 10.30 pm

Chair

<b>Application Number:</b>	<b>AWDM/0083/24</b>	<b>Recommendation - APPROVE subject to a Deed of Variation to the original planning obligation and the receipt of satisfactory comments from WSCC Highways and Environmental Health.</b>
<b>Site:</b>	<b>Land At Former Gas Works Site, Park Road, Worthing</b>	
<b>Proposal:</b>	<p><b>Application to vary Conditions including: Condition 1 (Approved Plans); Conditions 17 &amp; 20 (Foul &amp; Surface Water Drainage); Condition 21 (Energy Strategy); Condition 22 (Landscape); Condition 25 (Balcony Screens); and Conditions 31 &amp; 33 (Noise).</b></p> <p><b>ORIGINAL DESCRIPTION AWDM/1459/21 (as amended by AWDM/1446/23): Full Planning Application for the demolition of existing structures, partial removal of boundary walls and the construction of a residential development spread across 5 blocks with associated access, parking, open space and landscaping</b></p>	
<b>Applicant:</b>	<b>St William Homes LLP and Berkeley Homes (Southern) Ltd</b>	<b>Ward: Central</b>
<b>Agent:</b>	<b>ECE Planning</b>	
<b>Case Officer:</b>	<b>James Appleton</b>	

*Cllr Rosey Whorlow absented herself from the room for the duration of this application*

The Head of Planning & Development presented the report and clarified the amendments within the addendum. He confirmed for the committee that, as the applicant was now pursuing an alternative energy source and was planning to connect to the heat network, the air source heat pumps would no longer be required thus providing capacity for a further 19 dwellings, an additional 2 car parking spaces and additional cycle parking. All parking spaces would have EV charging points. Amended design aspects meant that some of the proposed structures would be of a lower height than previously approved and, although the main block was to be increased by one floor, the overall height would remain the same.

The Officer clarified for Members that the Borough currently had a shortfall of studio and one bed dwellings and the amended proposal would provide a greater ratio of this size of apartment. He also confirmed that, due to the delay of the construction, a viability review had been carried out as per the original conditions.

There were three registered speakers who gave representations in objection to the application. They raised concerns regarding overlooking, loss of privacy and a lack of parking.

There was one registered speaker, the applicant, who gave a representation in support of the application. In response to Members concerns he clarified that they had in place a policy to restrict any of the units being used for short term lettings and/or air BNB's.

During debate the Committee discussed how the extra units would put additional burden on the on street parking around the area, but recognised that there had been no objections from the highway authorities. Regarding the concern of the overlooking from some aspects, Members explored the possibility of requiring obscure glazing in some of the proposed windows. Planting of more mature trees to aid in reducing overlooking was also thought to be a favourable addition to the conditions. The Committee concurred that the Borough was desperately short of housing and that an extra 19 flats would make a difference.

A proposal was made to accept the Officers' revised recommendation in the addendum and to explore during the delegation period the scope to obscure glaze windows to reduce increased overlooking and increase size of tree planting along the Park Road frontage. This was voted on with an outcome of 4 in favour and 3 abstentions.

**Decision - APPROVE** - Members agreed to accept the revised recommendation to delegate to the Head of Planning and Development subject to the completion of a Deed of Variation was agreed subject to amending conditions as indicated by the Planning Agent in the Addendum and updating other conditions to relate to latest studies.

1. Approved Plans [*to be inserted*]
2. Time Limit - The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
3. Materials and Detailing

Prior to commencement of any works above slab level the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) details and samples of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes,
- ii) large scale drawings (typically 1:20 scale) and cross sections where necessary of details including windows and doors, balconies and balustrades / rails, roof intersections, soffits and eaves, rainwater goods and decorative brickwork and features.

Development shall be carried out only in accordance with the details thereby approved.

4. Access

Unless otherwise approved in writing by the Local Planning Authority no individual dwelling shall be occupied until all vehicular and pedestrian site accesses, (including visibility splays at the vehicular access), and all roads, footpaths and turning areas serving it, have been completed in accordance

with the approved plans and any parking phasing plan which shall have first been approved in writing by the Local Planning Authority. The visibility splays shall be kept permanently free of obstructions to visibility above 0.6m height.

5. Parking

Unless otherwise approved in writing by the Local Planning Authority no individual dwelling shall be occupied until the car parking and associated turning space serving it has been provided and marked out in accordance with a parking and manoeuvring phasing plan, including details of marking out of spaces for wheelchair users and car club vehicles, which shall have first been submitted to and approved in writing by the Local Planning Authority. The approved spaces shall thereafter be permanently retained for their identified purposes.

6. Electric Vehicle Charging

Parking spaces (provided under condition 5 above), shall include charging points for electric vehicles for all car parking spaces in accordance with details including, location, power rating, charge rate and cabling, which shall first be submitted to and approved in writing by the Local Planning Authority. All other parking spaces shall make provision for 'passive' charging - provided with ducting to allow for these spaces to be upgraded in the future. Cycle Parking.

7. Cycle Parking

Unless otherwise approved in writing by the Local Planning Authority no dwelling shall be occupied until secure cycle parking stores and bin stores have been provided in accordance with the details, including plans, elevations and materials details, including plans, elevations and materials, which shall first be submitted to and approved in writing by the Local Planning Authority. The approved cycle stores and bin stores shall thereafter be provided in accordance with the details thereby approved and retained at all times for their designated purpose.

8. Travel Plan (to be updated)

Unless otherwise approved in writing by the Local Planning Authority no part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document, unless otherwise agreed in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

9. Remediation (to be updated)

No development shall take place, including any works of demolition, (unless otherwise agreed in writing by the Local Planning Authority) until 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 in consultation with the Environment Agency:

- i) 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.
- ii) A site investigation scheme, based on (i) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal, a detailed Remediation Method Statement (RMS) giving full details of the remediation measures required and a Remediation Implementation Plan (RIP). The RIP shall detail how the RMS will be implemented and incorporate strategies detailed within the approved Odour Management Plan. A Materials Management Plan (MMP) written in accordance with the CL:aire DoWCoP should also be provided.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) 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 in accordance with the approved details i)-iv) unless otherwise agreed in writing by the Local Planning Authority.

- v) Prior to the occupation of the site (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.

#### 10. Remediations - Precaution

If during development, contamination not previously identified is found to be present at the site, (for example, asbestos containing material, grossly impacted soils or highly odorous materials, underground tanks or associated pipework), then no further development within that localised area of the site

that the contaminated material in question is discovered in shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority as part of the verification reporting associated with Condition 9.

#### 11. Remediation - Odour Management (tobe be updated)

No development shall take place, including any works of demolition, until an Odour Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Odour Management Plan shall include the following:

- i) A risk assessment to identify potential sources of vapours and odour and how it may be released;
- ii) Identification of the most sensitive receptors, both residential and commercial, where assessment and monitoring of vapours and odours will be undertaken by an independent consultant before commencement of works (to establish baseline conditions) and as work progresses;
- iii) A suitable and efficient means of monitoring and suppressing vapours and odours, including where necessary the use of suppressants, deodorising agents and adequate containment including the use of a fully enclosed system where appropriate and/or other best practice techniques so as to prevent nuisance.

The Plan shall have regard to the Environment Agency H4 Odour Management (2011) and the IAQM Guidance on the assessment of odour for planning 2018. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

#### 12. Communications Strategy (approved)

Prior to the removal of structures from the site, demolition, remediation or commencement of development, a Communications Strategy shall be submitted to and approved in writing by the Local Authority. This shall include measures for communication with people in the local area, to be undertaken by a communications specialist during the site clearance, remediation and construction phases of the development. The Communications Strategy shall thereafter be fully implemented and adhered to for the full duration of the site clearance, remediation and construction phases of the development.

#### 13. Piling

Piling or deep foundation using penetrative methods shall only be carried out in accordance with a foundation works & groundwater risk assessment which

shall first be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

#### 14. Boreholes

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

#### 15. Construction Management Plan

No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development 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:-

- a) the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.
- b) the method of access and routing of vehicles during construction,
- c) the parking of vehicles by site operatives and visitors,
- d) the loading and unloading of plant, materials and waste, including use of a banksman as appropriate,
- e) the location of any site compound, office, welfare facilities
- f) the location of storage of plant and materials used in construction of the development,
- g) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,
- h) site lighting, including measures to minimise light nuisance,
- i) a commitment to no burning on site,
- j) 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),
- k) details of public engagement both prior to and during construction works to advise residents and workers of neighbouring land of works and possible emissions and noise from the scheme during remediation work,
- l) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary,
- m) methods to control dust and fumes from the site, including from engines,
- n) methods to manage the impact of noisy activities,



- o) construction waste management strategy,
- p) best practical means in accordance with British Standard Code of Practice BS5228:2009+A1:2014 to be employed at all times to minimise the emission of noise and dust from the site.
- q) details of how vehicles transporting contaminated waste that leave the site (including wheel washing and covering of loads) will be managed to prevent any contaminants from entering the environment.

#### 16. Hours of Work

Unless otherwise agreed in writing by the Local Planning Authority, no construction work relating to the development, or operational or construction vehicles, shall be undertaken or operated on the site except between the hours of: 08.00 and 18.00 on Mondays to Friday and between the hours of 09.00 and 13.00 on Saturday and not at any time on Sundays or Public Holidays.

#### 17. Drainage - Surface Water

With the exception of any demolition and clearance works and remediation development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should be in accordance with the surface water drainage element of the drainage layout in Appendix D of the Flood Risk Assessment (June 2021) prepared by GTA Civils submitted in support of the planning application unless agreed otherwise with the Local Planning Authority. No apartment building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

#### 18. Drainage - Maintenance

The development shall not be occupied until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

#### 19. Drainage - As-Built Record

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the

developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an appropriate qualified engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

## 20. Foul Drainage

No development (excluding site clearance works) shall take place until details of foul drainage, which shall be in broad accordance with the Flood Risk and Drainage Strategy by GTA Civils, dated January 2024, have been submitted to and approved in writing by the local planning authority in liaison with Southern Water. No dwelling associated shall be occupied until the drainage works have been carried out in accordance with the approved details.

## 21. Energy & Water Efficiency

The development hereby approved shall (unless alternatives are agreed in writing by the Local Planning Authority), incorporate the following sustainable energy and heat management measures, in accordance with the details in the submitted Energy Assessment (Revision V1.4 - dated 17th January 2024).

Written confirmation, including independent professional verification, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have achieved the target of 32 percent CO<sub>2</sub> reduction below the baseline model including renewable energy, as identified in the submitted Energy Assessment and confirming the installation of water goods and fixtures to achieve a target of <105L/Person usage/day.

Unless otherwise approved in writing by the Local Planning Authority the verification document shall include proposed and timetabled remedial measures if these targets have not been met and, the remedial measures thereby approved shall be implemented in accordance with that timetable.

## 22. Landscaping

With the exception of any demolition works or works up to slab level, no development shall take place until a detailed timetabled scheme of landscaping in broad accordance with the submitted Landscape Masterplan Lan DWG-010 Rev 02 and Landscape Design Strategy Lan-REP-001 Rev 02, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- i) landscape planting, including species, size and number or planting densities,
- ii) detailed measures for the enhancement of biodiversity, including brown roofs,
- iii) ground surfacing materials: type, colour, texture and finish,

- iv) a maintenance plan to ensure establishment of this detailed scheme of landscaping.

These details and timetable shall be adhered to throughout the course of development works unless otherwise agreed in writing by the Local Planning Authority. All planting, seeding, turfing, biodiversity enhancement measures and ground surfacing comprised in the approved details of landscaping, shall be carried out in accordance with the timetable thereby approved and any vegetation or biodiversity measures or surfacing which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar type, size & species.

#### 23. Means Of Enclosure - Details

No block shall be occupied until all boundaries, external enclosures and gates related to that block have been completed in full accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Details of gates shall include provision of access for people with disabilities and details of the southern boundary shall include provisions to manage surface water flow.

#### 24. Means Of Enclosure - Limitation

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that order). No additional means of enclosure shall be erected forward of any part of any façade of the buildings hereby approved facing a public highway, other than those which are shown on the plans hereby approved.

#### 25. Balcony Screens

Blocks A and E shall not be occupied until balcony screens of not less than 1.7m in height have been fitted to the southern face of balconies to apartment nos. 02 and 03 on the first and second floors of Block A and apartment nos. 02 and 03 on the first, second and third floors of Block E. This will be in accordance with details, including design and degree of obscuration (which shall not be less than Pilkington Level 4 or similar index of obscuration) which have been submitted to and approved in writing by the Local Planning Authority so as to minimise risk of overlooking of neighbours to the south. The screens shall be permanently retained and maintained in accordance with the details thereby approved unless otherwise agreed in writing with the Local Planning Authority.

#### 26. Roofs - Usage

No part of any roof to blocks A or E shall be used at any time for the purposes of a terrace or balcony without the prior written approval of the Local Planning Authority.

## 27. Lighting

No block shall be occupied until all external lighting related to that block (where applicable) has been installed and is operational in accordance with details, including measures to minimise light-pollution, which shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter the external lighting shall be provided and maintained in accordance with the approved scheme. No additional external lighting shall be installed in areas which are visible from outside the site without the prior approval in writing of the Local Planning Authority.

## 28. Security

Details of secure entrances to buildings, lighting within the site and security for cycle and bin stores shall be submitted to and approved in writing by the Local Planning Authority before the fit out stage of each phase of development. The details thereby approved shall be implemented and fully adhered to in the completion of the relevant phase.

## 29. Accessibility

With the exception of any demolition works, site excavations and remediation, no other development shall commence until a survey and plan of existing and proposed site and slab levels, including provision of access for people with disabilities has been submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details thereby approved and thereafter no other raising of levels shall be carried without the prior written approval of the Local Planning Authority.

## 30. Aerials and Antennae

Prior to the occupation of each individual building, details of any external aerial/antenna and / or satellite dish (if any) for that building, shall first be submitted to and approved by the Local Planning Authority. Thereafter no other external aerial/antenna or satellite dish shall be installed on any building in areas which are visible from outside the site, unless details have first been submitted to and approved by the Local Planning Authority.

## 31. Noise Insulation

Prior to the commencement of development above slab level, details of noise and vibration mitigation, including acoustic glazing and mechanical ventilation and heat recovery systems shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority these details shall accord with the Noise Assessment dated 17th January 2024 (reference: 12586B (NV) V1), submitted with the current application, and shall include any necessary measures to minimise risks of noise and vibration from any lifts or other plant provided as part of the development.

32. Noise Insulation - Verification

Unless otherwise approved in writing by the Local Planning Authority no phase of development shall be occupied until all noise mitigation and ventilation approved under condition [31] above has been completed and details of the post implementation independent verification for that phase have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the mitigation and ventilation measures undertaken are effective and protect noise sensitive development from noise & vibration. Any remedial actions arising from this verification testing which are then required by the Local Planning Authority shall also be implemented prior to the occupation of that phase and permanently retained and maintained thereafter.

33. Plant & Noise (to be updated)

No external fixed plant, or mechanical vent or duct shall be installed until details have first been submitted to and approved in writing by the Local Planning Authority. Details should demonstrate the rating level of any new plant or machinery will not exceed the Plant Noise Criteria specified in Section 4 of the Acoustic Assessment (Ref: 9675.RP01.EBF.3 Dated 11th May 2020) and should include any necessary anti-vibration mountings. All plant shall be maintained in accordance with manufacturer's guidance to ensure the levels contained in the aforementioned Acoustic Assessment are not exceeded and any future plant shall also meet the specified levels within the approved scheme.

34. Fire Hydrants & Water Supply

In the event that the need for additional fire hydrants or stored water supply are required as part of the Building Regulations Approval process, the following details shall be submitted,

1. Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of the development (excluding demolition works, site excavations and remediation), or other such time as may be agreed by the Local Planning Authority, details showing the proposed location and timetable for installation of fire hydrants or stored water supply and their connections to a water feed supply (which is appropriate in terms of both pressure and volume for the purposes of firefighting), shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.
2. Unless otherwise approved in writing by the Local Planning Authority, prior to the first occupation of any dwelling forming part of the development the applicant shall install the fire hydrants / water storage and supply approved under a) above in the approved location (s) to BS 750 standards.

35. Development Limitation - The development hereby permitted shall not exceed 209 units and 8 storeys in height.

36. Prior to installation of the electricity substation, an acoustic report assessing the impact of the electricity sub station on adjacent residents shall be submitted to and approved in writing by the Local Planning Authority. The report shall address the issue of noise and vibration from the station to ensure that the low frequency noise emitted from the substation does not exceed the 'Low Frequency Criterion Curve' for the 10 to 160 Hz third octave bands inside any nearby residential accommodation, as described in the DEFRA funded University of Salford Manchester guidance document entitled 'Procedure for the Assessment of Low Frequency Noise Complaints' (NANR45 Rev.1 – December 2011) available from:  
<https://salford-repository.worktribe.com/output/1443198/a-procedure-for-the-assessment-of-low-frequency-noise-complaints>  
Thereafter the electricity substation shall be maintained so that it complies with the levels and any mitigation measures specified in the approved acoustic report. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

Reason: To protect the amenity of local residents.

<b>Application Number:</b>	<b>AWDM/1586/23</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>331 Brighton Road, Worthing</b>	
<b>Proposal:</b>	<b>Extension of existing sales building to accommodate a new 'food-to-go' including drive-thru, removal of car wash, provision of two jet washes and relocated car care bay, reconfiguration of car parking, new bin store and associated works.</b>	
<b>Applicant:</b>	<b>Motor Fuel Limited</b>	<b>Ward:Selden</b>
<b>Agent:</b>	<b>JMS Planning &amp; Development Ltd</b>	
<b>Case Officer:</b>	<b>Jacqueline Fox</b>	

*Councillor Whorlow returned for the rest of the meeting*

The Head of Planning and Development presented the report explaining that since agenda publication there had been a further letter of objection regarding increased noise due to possible increased traffic. He clarified that an additional 15 vehicles per hour had been predicted by TRIX but the County Council's Highways department had presented no objections. He confirmed for the Committee Members that the application contained a drainage scheme to tackle any issues of flooding and that Condition 6 ensured that off-site biodiversity measures would be agreed.

There were three registered speakers, two residents and the Ward Councillor, who gave representations in objection to the application. They raised concerns regarding additional litter, traffic, exhaust fumes and idling engine noise.

There was one registered speaker, the agent, who gave a representation in support of the application. She clarified that, at the rear of the site, there was currently an acoustic fence in place and that the new facility would provide 4 or 5 additional full time jobs.

During debate members discussed the possible increase of cars due to the proposed facility but acknowledged that, as the highway authorities had not objected to the application, refusal on such grounds would be problematic in the event of an appeal by the applicants. The Committee recognized the need to encourage local businesses as well as the demand for this type of amenity. Whilst the proposal of a litter management scheme was favourable with the committee there were concerns regarding the closing time proposed and it was suggested that this could be reduced by an hour to 10pm and Members voted in favour of this change.

A proposal to accept the Officers recommendations and approve the application was put forward. This was seconded and voted on with an outcome of 4 votes in favour, 3 votes against and 1 abstention.

**Decision - APPROVE** - Members agreed to grant planning permission agreed subject to the conditions within the agenda and on receiving amended plans to provide a roof to the waste storage area and subject to the conditions in the Agenda incorporating the following amendments:

- Condition 6 to be amended to secure 10% Biodiversity Net Gain
- Condition 14 to be amended to read 7.00am to 10.00pm
- Additional condition 17 in relation to Litter Management Plan
- Additional condition 18 - requiring the submission of a Communication Strategy with local residents including a point of contact if issues arise on site such as mitigation and ongoing issues of queued traffic with idling engines.

During the delegation period to discuss with the Agent scope to have onsite management to avoid conflict with the use of jet wash and deliveries potentially blocking access to the food to go facility.

1. Approved Plans
2. Hours of construction
3. Waste management plan
4. Details of materials
5. Submission of a Landscaping plan
6. Off-site Biodiversity measures to be agreed
7. The applicant should ensure that the Trade Effluent discharge licence has been obtained, before the connection to the public sewerage network can be approved.
8. Remediation strategy to be submitted
9. Verification Report
10. Previously unidentified contamination
11. No infiltration of surface water into ground
12. Surface water drainage scheme
13. Details of kitchen extraction for the food to go premises which should cover noise and odour abatement
14. Hours of 'food to go' 7:00am to 22.00pm
15. Details of lighting and signage
16. Details of marking of the forecourt for 'food to go' operation



<b>Application Number:</b>	<b>AWDM/1483/22</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>45A Chapel Road, Worthing, BN11 1EG</b>	
<b>Proposal:</b>	<b>Change of use of the first and second floors from restaurant and HMO to 11 no. residential units and construction of a third floor with 2no. residential units with terraces at first, second and third floors (13no in total).</b>	
<b>Applicant:</b>	<b>Mr Victor Hang</b>	<b>Ward: Central</b>
<b>Agent:</b>	<b>Saville Jones Architects</b>	
<b>Case Officer:</b>	<b>Jo Morin</b>	

Due to a lack of time this application was deferred to the Planning Committee meeting that will be held on 17 April 2024.

<b>Application Number:</b>	<b>AWDM/1110/23</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>24 Ethelwulf Road, Worthing</b>	
<b>Proposal:</b>	<b>Proposed development consisting of one new dwelling at Land Adjacent to 24 Ethelwulf Road and relocation of dropped kerb access for 2no. new parking bays on site of existing property.</b>	
<b>Applicant:</b>	<b>Ms Izzie Lovering</b>	<b>Ward:Tarring</b>
<b>Agent:</b>	<b>Mark Folkes</b>	
<b>Case Officer:</b>	<b>Amanda Haslett</b>	

The Head of Planning and development presented the application to add another dwelling on the side of an existing one. He explained to the committee that to be consistent with previous committee decisions Officers were recommending that if a 10% increase in biodiversity could not be achieved on site it should be secured elsewhere or could be mixed between on site and off.

There were two registered speakers, one resident and the Ward Councillor, who gave representations objecting to the application. They raised concerns regarding lack of parking, road congestion, flooding risks and overdevelopment of the site.

There was one speaker who gave a representation in support of the application who drew the Committee's attention to the fact the majority of the other dwellings in that street were semi detached and that they had worked hard to make the design fit in with the area.

During debate Members raised concerns regarding construction disturbance and noted that there was a condition requiring a construction management plan to be submitted.- construction plan

A proposal to accept recommendations was seconded and voted in favour of unanimously.

**Decision - APPROVE** - members agreed that planning permission be granted with an additional condition requiring 10% Biodiversity Net Gain (using the PAS model condition wording), and subject to the following conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials to match host dwelling No.24
4. Car parking spaces provided
5. Cycle parking provided

6. Construction management plan to be submitted
7. Hours of construction
8. Surface Water Drainage Scheme to be submitted
9. Works carried out in accordance with approved Surface Water Drainage Scheme
10. Details of new boundary treatments
11. Recommendations of Ecological Assessment to be implemented.
12. Nesting bird protection
13. Tree planting and landscaping scheme

#### Informatives

1. Application approved following revisions
2. Vehicle crossover licence
3. Stopping up existing access
4. Southern Water Sewer connection
5. New address
6. CIL liable

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