

Minutes of a meeting of the  
Worthing Planning Committee  
16 October 2019  
at 6.30 pm

**Present:**

Councillor Paul High (Chair)  
Councillor Noel Atkins (Vice-Chairman)

Councillor Paul Baker  
Councillor Jim Deen  
Councillor Karen Harman

Councillor Martin McCabe  
Councillor Helen Silman  
Councillor Steve Wills

**Absent:**

Councillors:

**WBC-PC/33/19-20 Substitute Members**

There were no substitute Members.

**WBC-PC/34/19-20 Declarations of Interest**

Councillor Paul High declared an interest as an elected member of Worthing Borough Council for Heene ward and as an elected member of West Sussex County Council.

Councillor Noel Atkins declared an interest as an elected member of West Sussex County Council.

Councillor Steve Wills declared an interest in items 6 and 9, as a Non-Executive Director of Worthing Homes.

Councillor Martin McCabe declared an interest in item 8, as an elected member of Worthing Borough Council for Tarring ward.

Councillor Paul Baker declared an interest in item 7, as an elected member of Worthing Borough Council for Broadwater ward.

**WBC-PC/35/19-20 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 18 September 2019 be confirmed as a correct record and that they be signed by the Chairman.

**WBC-PC/36/19-20 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/37/19-20 Planning Applications**

The planning applications were considered, see attached appendix.

## APPENDIX

Application No: AWDM/1303/19	
Site:	<b>Shelter South Of West Buildings, The Promenade, Marine Parade, Worthing</b>
Proposal:	Demolition of existing public shelter and redevelopment to provide an A3 restaurant set over two floors with outdoor seating area at ground floor and a covered external first floor terrace.

The Planning Services Manager advised Members of further updates since the agenda and reports were published. There had been three further letters of support received; one further letter in objection; and a further two letters of support addressed to the Chair of the Committee meeting.

Before commencing his presentation, the Officer advised that further to the applicant's response, set out on page 21 of the report, the Environmental Health Officer had agreed that kitchen extraction could be dealt with by planning condition. A response had been received regarding comments on toilet provision on site, in particular the applicant's response on page 24 of the report. The Environmental Health Officer had requested the Council's standards be attached as an informative, should planning permission be granted.

The Officer advised Technical Services had required further information to be submitted by the applicant which included, in summary, the impact of the development upon the beach and any potential flooding issues. Technical Services had agreed that if the required information was submitted, then the matter could be controlled by condition prior to commencement of the development.

Members were shown an aerial view of the site, together with a number of plans, CGIs and photographs to assist Members in their consideration of the application.

Following the presentation and Members' queries, the Planning Services Manager advised the permission would be subject to amendment to condition 8 to reflect hours of opening in condition 7; the amendment of condition 9 in relation to BS: 4142; an additional condition requiring structural details and food defence measures to be agreed prior to commencement of the development; amendment to condition 14 to ensure provision of a quality plan to ensure good quality low maintenance materials; and an informative added regarding toilet provision.

There were further representations from:

Objector: Susan Belton  
Fizz Fieldgrass  
Natalie Cropper

Supporter: Luke Grattarola

Following debate on the proposal, the majority of the Committee Members welcomed the proposal along the promenade, and supported the Officer's recommendation to approve on the proviso any amendments to the visual appearance of the building be agreed in consultation with the chair of the Committee.

## **Decision**

The Committee agreed to delegate the application, with a view to **APPROVAL**, to the Head of Planning & Development to amend the materials condition to ensure the use of high quality, low maintenance materials (refer to Quality Plan and discharge of condition to be agreed with the Chairman), an additional condition requiring details and flood defence measures to be agreed prior to commencement of the development; an informative added regarding toilet provision; Officers to investigate the scope for a green roof; and subject to the following conditions:-

1. Approved Plans

02 Full Permission

03 The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development

04 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water

05 Cycle parking

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 policies.

06 Construction Management Plan

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.
- Methods to control dust from the site
- HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's

**Reason:** In the interests of highway safety and the amenities of the area.

- 07 Opening Hours The premises shall only be open for the public between the hours of 07:00hrs until 22:30 hrs, Monday to Saturday and 07:00hrs to 22:00 hrs on Sundays and Bank Holidays.
- 08 Noise management Plan The use hereby permitted shall not be carried out unless and until a Noise Management Plan identifying the main sources of noise and methods of controlling them has been submitted to and approved in writing by the Local Planning Authority. Thereafter the Noise Management Plan shall be adhered to at all times the premises is open for business. The Noise Management Plan should include: - Details of Signage - Monitoring with intervention when necessary - Any noise complaints to be investigated and the Management Plan reviewed if necessary. - Only unobtrusive background music shall be played in the internal seating area of the premises up to 22:30 hrs Monday to Saturday and 22:00 hrs on Sundays and Bank Holidays. For this purpose the music noise level shall not exceed 75dB (LAeq15min) anywhere within the premises. No music permitted outside the premises. - Bottles to be disposed of between 08:00 hrs - 19:00 hrs only, and waste collection of bottles should be arranged for day time hours.
- 09 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: 2019 amendments 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.
- 10 Kitchen Extraction The use hereby permitted shall not be carried on unless and until details of a suitable system for the extraction and disposal of cooking odours (including details of the extract fans, filters, fan units and ducting together with method of noise abatement, as well as details of grease traps and extraction hoods) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.
- 11 Demolition/Construction All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 -18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted.
- 12 Finished Floor Levels
- 13 Submission of Flood Evacuation Plan prior to the commencement of development
- 14 Provision of a quality plan to ensure good quality low maintenance materials

15 Use Restriction Class A3

16 Prior to the commencement of the development, structural and coastal flooding and erosion prevention details shall be submitted to and agreed by the Local Planning Authority in consultation with its Technical Services section. Such details shall include the demonstration of adequate prevention of the building hereby permitted against wave overtopping, shingle erosion within the vicinity of the building, undermining of the building, washed up shingle against the floor slab of the building, details of any repositioned shingle and the method of support of the proposed decked area. The approved details shall be maintained thereafter unless otherwise agreed by way of application to the Local Planning Authority.

### 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>

A formal application for connection to the water supply is required in order to service this development. For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), [www.southernwater.co.uk](http://www.southernwater.co.uk) or by email at [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)

The applicant is requested to have regard to the Adur and Worthing Councils Minimum standards of Customer WC provision in restaurants guidance and is invited to contact the Council's Food Safety team for further information.

## 2

Application No: AWDM/1323/19	
Site:	<b>Foreshore Between Esplanade Court And Clarence Court, The Esplanade, Worthing</b>
Proposal:	Construction of 2 groups of 4 rental beach huts (8 in total).

The Planning Services Manager outlined the application, advising there were no further representations made since publication of the agenda and reports. Members were shown an aerial view of the site, together with a number of plans and photographs to assist in their consideration of the proposal.

A couple of queries were raised on the presentation, which were answered in turn by the Officer.

There were further representations from:

Objector: Susan Belton

Ward Cllrs: Councillor Carl Walker

Following debate of the proposal, Members unanimously voted to overturn the Officer's recommendation to approve the application. The Committee felt the introduction of the beach huts would have a detrimental effect on the area, benefit a small number of people and negatively impact many more.

### Decision

That planning permission be **REFUSED**, on the grounds that it would affect the open aspect of the seafront at this point and set a precedent for further development contrary to Policy CT3.

3

Application No: AWDM/1325/19	
Site:	<b>Foreshore East Of Shelter Opposite Seaview Road, The Promenade, Worthing</b>
Proposal:	Construction of 1 group of 3 rental beach huts.

The Planning Services Manager advised there was nothing further to add to the report since publication, and Members were shown an aerial view of the site, various plans and photographs.

There were no further representations at the meeting.

Following debate of the proposal, Members unanimously voted to overturn the Officer's recommendation to approve the application, for the reasons stated below.

### Decision

That planning permission be **REFUSED**, on the grounds that the proposal would have an adverse impact on the attractiveness of the seafront, increasing the length of Beach Huts in this location, blocking views of the sea contrary to Policy CT3.

4

Application No: AWDM/1326/19	
Site:	<b>Foreshore South Of Public Conveniences, The Promenade, Worthing</b>
Proposal:	Construction of 4 rental beach huts.

Members were shown an aerial view of the site, a location plan and photographs to assist their consideration of the application.

There were no further representations at the meeting.

Following a short debate on the proposal, some Members were still unhappy with the proposal. However, the majority agreed the Officer's recommendation to support the application as the site already had existing hard bases and they felt the beach huts would have little material impact upon the character of the area.

### **Decision**

That planning permission be **GRANTED**, subject to the following conditions:-

1. Standard 3 year time limit
2. Materials to be agreed
3. Permission granted in accordance with approved plans

5

Application No: AWDM/1341/19	
Site:	<b>Foreshore East Of Shelter And South Of Bernard Road, The Promenade, Worthing</b>
Proposal:	Construction of 4no. rental beach huts.

The Planning Services Manager briefly outlined the application for Members and, to assist in their consideration of the application, were shown an aerial view of the site, location plan and photographs.

There were no further representations at the meeting.

Following a short debate on the proposal, some Members were still against the proposal, however, the majority agreed to support the application as they felt there would be minimal impact on the area and neighbouring residents.

### **Decision**

That planning permission be **GRANTED**, subject to the following conditions:-

### **Subject to Conditions:-**



1. Standard 3 year time limit
2. Materials to be agreed
3. Permission granted in accordance with approved plans

6

Application No: AWDM/0607/19	
Site:	<b>Aquarena, Brighton Road Worthing, BN11 2EN</b>
Proposal:	<p>An application submitted under Section 73 of the Town and Country Planning Act 1990 to allow for the variation of Condition 1 in connection with planning permission AWDM/1633/16 dated 10.03.2017 for the:</p> <p>Demolition of the former Worthing Aquarena and car park. Erection of 141 residential apartments within blocks ranging from 4-15 storeys in height, including affordable housing, a 641sq.m (unspecified use class) commercial unit, a 138sq.m Pavilion/Café, public and private open space, 172 resident's parking spaces and 51 public car parking spaces, with associated landscaping and access arrangements.</p>

*The application was deferred at the June Planning Committee as Members did not consider that the loss of the projecting bays on the north elevation and the reduction in glazing at sixth floor level were acceptable. Officers were requested to negotiate improvements to the scheme.*

The Head of Planning and Development outlined the application for Members which proposed a series of amendments to the scheme approved in 2017.

The Officer advised there had been a proposal to look at a slight variation to the Pavilion Cafe roof however, the applicant had informed Officers they were considering a complete

redesign of the Pavilion roof and that this aspect of the proposal had been withdrawn from the list of changes. A fresh application would be submitted for the Pavilion in due course.

Members were shown a visual of the approved scheme and in summary, the Officer advised the proposed amendments included:-

- The Brighton Road projecting bays had been reintroduced and re-designed;
- the height of the Plant Room had been reduced and improved overall appearance; and
- increased glazing and additional white metal cladding on top floor to lighten the appearance.

An objection had been received from a resident who was concerned with the proposal to change from zinc to aluminium cladding and had requested deferment of the application. In design terms it was felt there was very little difference in colour; aluminium was more robust; and less problematic in the future.

There was a further representation from Ben Cheal in support.

### **Decision**

That planning permission be **APPROVED**, subject to the receipt of satisfactory further information and the completion of a Deed of Variation to the original s106 planning obligation ensuring that this new permission is bound by the terms of the original agreement (securing affordable housing and development contributions); an additional condition requiring precise details of the proposed aluminium cladding and proposed method of installation (including type of joints/nature of standing seam) and; re-imposing all planning conditions that have not yet been discharged or are required post completion of the development.

Application No: AWDM/174/19	
Site:	<b>61 Southdownview Road Worthing West Sussex BN14 8NH</b>
Proposal:	Construction of ramp with handrail to front east elevation.

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

The Committee Members unanimously agreed the Officer's recommendation to approve the application.

### **Decision**

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

1. Approved Plans
2. Standard 3 year time limit

Application No: AWDM/1356/19	
Site:	<b>44 Twitten Way Worthing West Sussex BN14 7JX</b>
Proposal:	Construction of front access ramp and handrails to front entrance west elevation.

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

The Committee Members unanimously agreed the Officer's recommendation to approve the application.

### **Decision**

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

1. Approved Plans
2. Standard 3 year time limit

Application No: AWDM/1391/19	
Site:	<b>20 Coronation Homelets, Brougham Road, Worthing, West Sussex</b>
Proposal:	Ramp and steps with handrails to front (north) elevation.

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

The Committee Members unanimously agreed the Officer's recommendation to approve the application.

### **Decision**

The Committee agreed that planning application be delegated to the Head of Planning and Development to **APPROVE**, following expiry of the consultation period subject to no adverse representations being received, and subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit

### **WBC-PC/38/19-20 Public Question Time**

There were no questions raised under Public Question Time.

---

The meeting ended at 8.33 pm