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**Minutes of a meeting of the
Worthing Planning Committee
24 July 2024
at 6.30 pm**

Councillor Andy Whight (Chair)
Councillor Helen Abrahams (Vice-Chair)

Councillor Noel Atkins
Councillor Samuel Theodoridi
Councillor Richard Nowak

Councillor Henna Chowdhury
Councillor Dom Ford
Councillor Hilary Schan

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

WBC-PC/10/24-25 Substitute Members

There were no substitute Members.

WBC-PC/11/24-25 Declarations of Interest

Cllr Noel Atkins declared an interest as an elected member of West Sussex County Council in relation to any issues that may affect West Sussex.

Cllr Richard Nowak declared he was a member of the Worthing Society, which had made comments on application AWDM/0668/24, but was not predetermined.

Cllr Henna Chowdhury declared an interest as an elected member of West Sussex County Council in relation to any issues that may affect West Sussex.

WBC-PC/12/24-25 Public Question Time

There were no pre submitted questions received from the public.

WBC-PC/13/24-25 Members Questions

There were no pre submitted questions from Members.

WBC-PC/14/24-25 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on **19 June 2024** be confirmed as a correct record and that they be signed by the Chair.

WBC-PC/15/24-25 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/16/24-25 Planning Applications

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

WBC-PC/17/24-25 Proposed Revision to Pre-Application Charging Fees

Members discussed the proposed £75 fee that would be charged to householders for advice as to whether an application for planning permission was required. It was suggested that this may deter individuals from seeking advice and could result in an increased need for enforcement action. Councillors considered the proposed changes to the Councils Charging Schedule and agreed to give comments to the Adur and Worthing Executive Members for Regeneration, including their concerns regarding the £75 fee.

The meeting ended at 7.42 pm

Chair

Application Number:	AWDM/0745/24	Recommendation - APPROVE
Site:	Foreshore East Of Beach Inspectors Office, The Promenade, Worthing	
Proposal:	Erection of a Ferris Wheel (retrospective). Application to Vary Condition 1 (Approved Plans) of previously approved AWDM/0752/21 to amend the height from 33 metre high observation to a 44 metre high observation wheel until November 2024.	
Applicant:	Mrs Sheridan Wesley, City Observations Limited	Ward: Central
Agent:	N/A	
Case Officer:	Gary Peck	

The Planning Services Manager presented the report explaining that this was an application seeking retrospective permission as the 44 metre wheel was already in situ. He clarified that this was the third wheel on the seafront, the first being for a 46 metre wheel in 2019 and the second for a 33 metre wheel in 2021.

Members had questions for the Officer regarding possible overlooking, opening hours, noise issues and amount of use the wheel has had in previous years.

During debate Members agreed that the concerns of residents were very valid but there had been a limited number of these and the wheel was good for the local economy. The Committee felt that the applicant should have submitted the application before the wheel was constructed and asked the Officer to make sure that was fed back to them.

A proposal to accept the Officer's recommendation was put forward. This was seconded and voted in favour of unanimously.

Decision - APPROVED, subject to conditions:-

1. Approved Plans.
2. The development hereby permitted shall only operate until 30th November 2024.

Reason: *Having regard to policies 5 and 16 of the Worthing Core Strategy and that permission would not be granted on a permanent basis for such development which is proposed on a temporary basis.*

3. Light Intrusion into residential windows shall not exceed 10 Lux between 07:00 and 22:00 hours and 2 Lux between 22.00 and 07.00 hours, measured as Vertical

illuminance (EV) normal to glazing. The Sky Glow (Upward Light Ratio) shall not exceed 5.0%

Reason: *In the interests of the amenity of neighbouring residents in accordance with policy DM5 of the Worthing Local Plan.*

4. The observation wheel hereby permitted shall only be operated between the hours of 1000-2200 hours and at no other time.

Reason: *In the interests of amenity having regard to policy DM5 of the Worthing Local Plan.*

5. No public address or other sound amplification system shall be installed or used on the site at any time.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy DM5 of the Worthing Local Plan.*

6. The Observation Wheel hereby permitted shall at all times be operated in accordance with the submitted Fabbri Giant Wheel Manual received 11 June 2024 unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To ensure satisfactory management of the facility in the interests of amenity in accordance with DM5 of the Worthing Local Plan.*

7. The foundation construction of the wheel hereby permitted shall be maintained in accordance with the details submitted to the Council's Technical Services department in February 2019 and with any further details as subsequently agreed in writing with the Council.

Reason: *To ensure the safe operation of the wheel.*

8. Not later than 3 months before the final cessation of the use hereby permitted, a scheme of work shall be submitted outlining all materials etc to be removed and details of the restoration of the promenade/beach. The approved details shall then be implemented in accordance with a timescale to be agreed in writing with the Local Planning Authority.

Reason: *In the interests of visual amenity and to ensure the site is restored to an acceptable condition in accordance with DM5 of the Worthing Local Plan.*

9. Noise emissions from all plant and machinery associated with the operation of the wheel shall be limited to a level not exceeding 50dB LAeq, 1 hr between 07.00 - 22.00 and 45dB LAeq, 5 mins between 23.00 - 07.00, measured at the boundary of any residential property on Marine Parade. Where extraneous ambient noise precludes direct measurement then measurement shall be taken at a point closer to the wheel and a subsequent calculation be made to determine the noise levels at any residential property on Marine Parade.

Reason: *In the interests of the amenities of neighbouring properties in accordance with policy DM5 of the Worthing Local Plan.*

Application Number:	AWDM/0668/24	Recommendation - APPROVE
Site:	Connaught Buildings, Chapel Road, Worthing, West Sussex	
Proposal:	Replacement of roof coverings and batons with associated works, repair of parapet wall and alteration of gutters.	
Applicant:	Andy Christmas, Worthing Borough Council	Ward: Central
Agent:	NA	
Case Officer:	Louise Prew	

The Head of Planning and Development presented the report explaining that it was an application to replace roof slates, gutters and make repairs to the parapet wall. It had come to committee because the property was council owned.

He clarified for members that the Worthing Society had commented regarding the materials to be used and had suggested as many as possible of existing slates be reclaimed and reused and any additional slates needed be sourced from new Welsh slate. The Officer demonstrated that the roof could not be seen at all from street level and Welsh slate was expensive compared to Spanish slate. As an illustration he explained that if 50% of existing slates were salvaged (of which there was no guarantee), the remainder would cost £37,000 for Welsh slate, whereas the entire roof would cost £32,000 for Spanish slate.

The Officer confirmed for members that there was not a danger of slates falling onto pedestrians because of the parapet, but the repairs had been recommended and the improvements made should last decades.

Members carefully considered the prices that the Officer had estimated and concurred that it was wise to opt for the affordable option. There was a proposal put forward to accept the Officers recommendation and approve the application. This was seconded and voted in favour of unanimously.

Decision - APPROVED, subject to conditions:-

1. Approved Plans.
2. Standard time limit.
3. Materials to match unless specified on the approved plans.

Application Number:	AWDM/0386/24	Recommendation - APPROVE
Site:	10 Buckingham Road, Worthing	
Proposal:	Proposed 2no. externally illuminated fascia signs	
Applicant:	Ann Philips, Adur and Worthing Councils	Ward: Central
Agent:	NA	
Case Officer:	Finlay Gardner	

The Head of Planning and Development presented the report explaining that it was to put signs back on the building, one on the east and one on the northern elevation. They were to be of brushed steel letters with halo lighting. There would be no additional impact on nearby residential properties because of the existing street lights.

Members felt it was sensible to have the signs to alert drivers to the car park but it was noticed that as the road heading East was a one way road the 'Car Park' sign could only be seen whilst looking in a cars rear view mirror. The Officer agreed to relay this back to the applicant and suggested that maybe the sign was more useful for pedestrians, whilst the 'P' sign was important for drivers and that would be facing north.

There was a proposal put forward to accept the Officers recommendation and approve the application. This was seconded and voted in favour of unanimously.

Decision - APPROVED, subject to conditions:-

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. This consent shall expire at the end of the period of 5 years beginning with whichever is the earlier of (a) the date of commencement of the display or (b) 6 months from the date of this consent.
7. Approved plans.
8. Illumination restricted to 452CD/M2.

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