

**Minutes of a Meeting of the Worthing Planning Committee  
held in the Gordon Room, Worthing Town Hall on  
20 November 2019**

Councillor Paul High  
Councillor Noel Atkins

Councillor Paul Baker  
Councillor Jim Deen  
Councillor Karen Harman

Councillor Martin McCabe  
Councillor Helen Silman  
Councillor Steve Wills

**WBC-PC/39/19-20 Substitute Members**

There were no substitute Members.

**WBC-PC/40/19-20 Declarations of Interest**

Councillors Paul High and Helen Silman declared an interest in item 5.2, AWDM/1409/19, as Heene Ward Councillors.

Councillors Steve Wills and Noel Atkins declared an interest in item 5.2, AWDM/1409/19, as residents in Heene Ward.

Councillor Noel Atkins and Paul High also declared an interest as Members of West Sussex County Council.

**WBC-PC/41/19-20 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 16 October 2019 be confirmed as a correct record and that they be signed by the Chairman.

**WBC-PC/42/19-20 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/43/19-20 Planning Applications**

The planning applications were considered, see attached appendix.

**APPENDIX**

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Application No. AWDM/1435/19	
Site:	<b>Worthing Ice Rink, Steyne Gardens</b>

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Proposal:	Temporary ice rink at north end of Steyne Gardens 9th November 2019 - 23rd February 2020 (and at the same time each year until 2026).
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The Planning Services Manager advised there was nothing further to add to the report as published so began his presentation by showing Members an aerial view of the site, various plans and photographs.

The Officer outlined the application and advised that, as concerns had been raised regarding the condition of Steyne Gardens following the marquee's removal, conditions 2 and 3 had been added should the application be granted.

There was a further representation from Mr Richard Bradley, the applicant.

Members raised a number of queries with the applicant which were answered to their satisfaction.

Following discussion, the Committee Members unanimously agreed the rink was an asset to the town and were happy to support the application.

### **Decision**

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

01. Approved Plans

02. The development hereby permitted shall only operate between the dates of 9<sup>th</sup> November 2019 – 23<sup>rd</sup> February 2020, and between the same dates in the years 2020/2021 to 2025/2026 inclusive. In each case, the buildings and works shall be removed and the land restored to a condition to be agreed with the Local Planning Authority no later than 15<sup>th</sup> March of each year.

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.

03. The development hereby permitted for each temporary period shall be carried out in accordance with the event plan submitted 17 September 2019 unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity.

Site:	<b>19 Rowlands Road, Worthing</b>
Proposal:	Removal of fire damaged roof and replacement of entire roof including 1 no. roof light to front and 1 no. roof light to rear, rear facing dormer, conversion of existing 2 storey maisonette and ground floor shop store to a 7 no. room HMO (Sui Generis), works to include replacement and additional windows and doors to North, East and South elevations.

The Planning Services Manager advised Members of one further consultation response received since publication of the report - Southern Water had raised no objection to the application.

An aerial view of the site, photographs and plans were shown to assist Members in their consideration of the proposal.

The Officer's recommendation was for approval.

Members raised queries on the presentation for clarification, which included the potential inadequacy of facilities and space in the HMO; any involvement with the Council's Housing Team and the necessary HMO space standard requirements.

There were further representations from:

Objectors: Lee Boddy  
Philippa Denyer

*The Chairman accepted a petition from one of the objectors, with 125 signatures, which had been referred to in the report.*

Supporters: Lawrence Wright (applicant)  
Nigel Batchelor (architect)

The applicant and architect answered a number of queries raised by some Members. One query was in relation to the provisions provided for the number of occupants, potentially 13 occupants in a 7 room property. The applicant accepted there could possibly be more occupants in residence however, he advised each room would have a basin installed and felt the provisions provided would be adequate. Another Member raised the question of fire safety within HMOs with the applicant. The Planning Services Manager confirmed not a planning matter but advised there were obligations on landlords to comply with building regulations and Housing Acts.

Members began their debate on the proposal, with some Members still concerned by the shared facilities being provided for future occupants and the potential impact on crime and disorder in the area. However, a Member felt it was unfair to equate all HMOs with crime and disorder and that HMOs were still important for providing a certain type of accommodation in Worthing. Some felt that a planning application for a lesser number of self-contained flats would have been preferable.

In conclusion, the majority of the Committee Members voted to refuse the application on the grounds of overdevelopment and poor standard of accommodation. The Officer suggested

the precise wording of the refusal reasons be agreed in consultation with the Chair and Vice-Chair.

## **Decision**

The Committee Members overturned the Officer's recommendation to approve the application and **REFUSED** on the grounds of overdevelopment and poor standard of accommodation. It was agreed the precise wording of the refusal reasons would be agreed in consultation with the Chair and Vice-Chair.

Refusal reason agreed as:

The change of use to provide a 7 room House of Multiple Occupation would result in an unacceptable overdevelopment of the site due to the number of bedrooms proposed and their unsatisfactory relationship with the proposed communal areas which would be detrimental to the residential amenity of the occupiers of the property. The proposal is therefore contrary to policy 8 of the Worthing Core Strategy which seeks the provision of high quality homes to address the needs of the community.

Application No. AWDM/1322/19	
Site:	<b>Garage Blocks rear of 174 to 228 Findon Road</b>
Proposal:	Partial demolition of garages; construction of a two storey building providing offices (Use Class B1) and alterations to form an associated storage building; solar panels; parking and public electric charging points with access from Cissbury Avenue.

*Councillor Elizabeth Sparkes had requested the application be considered at Committee.*

The Planning Services Manager made reference to a late representation, in the form of a letter of objection from the Chairman of Findon Valley Residents' Association, which had been circulated to Members of the Committee by the Democratic Services Officer.

The Officer outlined the application, and included an aerial view of the site, plans and photographs, to assist Members in consideration of the application.

The Officer's recommendation was for approval.

Members raised queries with the Officer which included access to the site and its width; the applicant's overall control of the site and proposed type of charging points. The Officer answered the queries to their satisfaction.

Ward Councillor Elizabeth Sparkes addressed the Committee and confirmed the Findon Valley Residents' Association had requested the application be considered at Committee.

There was a further representation from Andrew White (agent).

Members unanimously voted in favour of the application as believed would enhance the area and welcomed the inclusion of 4 electric charging points.

## **Decision**

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

1. Approved Plans.
2. Standard time limit.
3. Details of a materials of the development
4. Details of the surface materials of the vehicular access, manoeuvring and parking areas within the site and their surface water drainage.
5. Details of hard and soft landscaping
6. Details of the parking layout, potential overflow spaces and signage associated with the EV spaces
7. No external lighting or floodlighting shall be installed except in accordance with details.
8. No customer trade or business (including arrival, reception or dispatch of deliveries) for the B1 use shall take place on the premises outside the hours of:-

8.00 am and 18.00 pm of the same day, Monday to Saturday

Nor at any time Sundays and Bank Holidays

9. The Vehicle Charging Points shall only be used between the hours of 7.00 am and 23.00 pm
10. Use Class B1 only
11. Details of the public sewer to be determined prior to commencement and No development or tree planting should be carried out within 3 metres of the external edge of the public foul gravity sewer without consent from Southern Water. No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer. All existing infrastructure should be protected during the course of construction works.
12. Car Parking constructed in accordance with the approved site plan.
13. Covered and secure cycle parking to be provided
14. 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: 2014
15. 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 to Friday 08:00 to 18:00 Hours, Saturday 09:00 to 13:00 Hours with no work permitted on Sundays or on Bank or Public Holidays
16. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) 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
17. Construction Management plan to be submitted to include:
  - 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.
  - 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,
  - A commitment to no burning on site,
  - 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

Application No. AWDM/1448/19	
Site:	<b>Cafe, Worthing Pier, The Promenade</b>
Proposal:	Application for Listed Building Consent for provision of roller shutters to existing bar area.

The Planning Services Manager briefly outlined the report, showing an aerial view of the site and photographs.

The Committee Members vote unanimously in favour of the application.

### **Decision**

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

1. Approved plans
2. Standard Time Limit

Application No. AWDM/1589/19	
Site:	<b>9 Surrey Street, Worthing</b>
Proposal:	Replacement patio, rear patio doors and provision of access ramp and handrails.

The Planning Services Manager briefly outlined the report, showing an aerial view of the site, plans and photographs.

The Committee Members vote unanimously in favour of the application.

### **Decision**

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

1. Approved plans
2. Standard Time Limit

### **WBC-PC/44/19-20 Public Question Time**

There were no questions raised under Public Question Time.

The Chairman declared the meeting closed at 8.25 pm, having commenced at 6.30 pm

Chairman