

**Minutes of a Meeting of the Worthing Planning Committee
held in the Gordon Room, Worthing Town Hall on
18 December 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/45/19-20 Substitute Members

There were no substitute Members.

WBC-PC/46/19-20 Declarations of Interest

Councillor Paul High declared an interest as an elected Member of West Sussex County Council (WSCC) and as a Heene Ward Councillor. The Councillor had been contacted by objectors to the application AWDM/1676/19, 12 Wordsworth Road however, he declared he had not predetermined the application.

Councillor Noel Atkins declared an interest as an elected Member of WSCC and advised he resided at 5 Wordsworth Road but had not predetermined application AWDM/1676/19, 12 Wordsworth Road. During the meeting the Councillor also declared an interest in application AWDM/1681/19, The Moorings, 4 Selden Road, as the registered speaker, Ward Councillor Carl Walker, had referred to a hostel, Delaney House, to which he delivered food parcels to the homeless.

Councillor Steve Wills declared an interest in application AWDM/1676/19, 12 Wordsworth Road, as he resided in the road, but declared he had not predetermined the application.

Councillor Helen Silman declared an interest in application AWDM/1676/19, 12 Wordsworth Road, as a Heene Ward Councillor.

WBC-PC/47/19-20 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 20 November 2019 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/48/19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/49/19-20 Planning Applications

APPENDIX

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Application No. AWD/1676/19	
Site:	12 Wordsworth Road, Worthing
Proposal:	Change of use from one 4no. bedroom dwellinghouse (Use Class C3) to one 7no. bedroom House of Multiple Occupation (Sui Generis), and installation of 3no. front rooflights to west elevation and 1no side rooflight to north elevation, along with amended fenestration to ground floor east and north elevations.

The Head of Planning and Development began his presentation by showing Members an aerial view of the site, together with a number of photographs and proposed plans to assist in their consideration of the application. The Officer advised the proposal included an additional three rooflights in the front elevation to provide light to bedroom number 7 in the roofspace.

The Officer felt the key issues for the Committee were Policy, in terms of the loss of a family dwelling, and the impact on the local area of an additional House in Multiple Occupation (HMO).

The Committee were advised further representations had been received from the agent and applicant who had been unable to attend the meeting. The Head of Planning and Development advised that the applicant's agent had stated that it would be permitted development anyway to convert the house to a six person HMO. The applicant therefore stated that should permission be refused, it was likely the conversion would still proceed for six persons. The Officer advised that this was a material consideration and weakened any argument in connection with the loss of a family dwelling and the principle of an HMO in this location.

The applicant had stated they were keen to provide sustainable accommodation with a high standard of insulation and electric charging points for electric bikes. They reiterated that Highways had raised no objection and the building was situated in a sustainable location. The applicant advised the property was her home and she would manage the property personally, drawing up the appropriate contracts with agents, which would include behaviour, noise, communal etiquette and the usual landlord and tenant obligations.

The Officer confirmed the Private Sector team were satisfied with the accommodation and room layout as provided. He referred Members to the inclusion of condition 3 which was to agree and implement a management plan. With the inclusion of that condition, Officers felt there was no reason to object to the proposal.

Before concluding his presentation, the Officer referred Members to the policy that was suggested in the consultation draft of the Local Plan last year. Officers recognised the pressure of supplying HMOs in the area and felt further work may be necessary. However, the Officer stated the draft made particular reference to the importance of HMOs to meet

housing needs within sustainable locations, which was supported by National Planning Policy guidance.

There were further representations from:

Objectors: Graham Miall
 Lilian Purkess

The Committee began their debate on the proposal. A Member felt that should the Committee reject the application there appeared to be no grounds for refusal, and the applicant was likely to proceed with a development for 6 occupiers under permitted development rights. Others were still unhappy with the high concentration of HMOs in Wordsworth Road already which had resulted in the loss of further family housing.

Following further discussion, the Members agreed HMOs were a valuable source of low cost accommodation for a number of sections of society and whilst sympathising with the concerns raised by neighbouring residents, the majority elected to vote in support of the application. However, at the Chairman's request, Officers agreed to consult the Chairman and Residents' Association when considering the discharge of condition No. 3 relating to the Management Plan.

Decision

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

1. Approved plans
2. Standard time limit
3. Agree and implement management plan for controlling tenancies
4. New gate opening
5. Implement cycle parking in accordance with approved plans unless otherwise agreed
6. Implement refuse store in accordance with approved plans unless otherwise agreed
7. Hours of construction

Application No. AWDM/1681/19	
Site:	The Moorings, 4 Selden Road, Worthing
Proposal:	Proposed Change of Use from C1 (Bed and Breakfast) to Large HMO (10-14 people) (Sui Generis).

The Head of Planning and Development began his presentation by outlining the application and showing Members an aerial view of the site, various plans and photographs. The Officer confirmed to the Committee that the property was still operating as Bed & Breakfast (B&B) accommodation.

The Officer advised the main issue related to the number of HMOs in the area, and its impact on the local area. However, unlike the previous application on the agenda the Officer stated there was no issue in relation to loss of residential accommodation given its existing commercial use. The Officer also stated that the Highway Authority felt there would be a greater demand for parking as a B&B rather than an HMO.

The Officer's recommendation was for approval.

There were further representations from:

Objector: Susan Belton
 Ward Cllr: Councillor Carl Walker
 Supporter: Colin Huckwell

Following discussion, the majority of Members voted in favour support of the application.

Decision

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

1. Approved plans
2. Standard time limit
3. Agree and implement management plan for controlling tenancies
4. Details cycle storage
5. Details of refuse and recycling
6. Hours of operation

Application No. AWDM/1759/19	
Site:	Splashpoint Leisure Centre, 60 Brighton Road, Worthing
Proposal:	Application under Regulation 4 of Town and Country Planning General Regulations 1992 for installation of 100kwp PV array on the flat roof and on sloping roof.

The Head of Planning and Development began his presentation by showing Members an aerial view of the site and outlined the application for Members' consideration.

Officers had consulted with Roffey Homes, who were building the neighbouring residential apartments, and they raised no objection provided the proposed solar panels were parallel with the ridge slope rather than projecting at an angle.

The Officer referred Members to the report which set out in detail the benefits of the proposal to the building. The Officer's recommendation was to approve subject to the conditions set out in the report.

A Member raised a query with the Officer regarding the installation of the panels on the copper roof of the building. He was concerned the installation may cause deterioration of the roof and that when Splashpoint Leisure Centre had been built, copper was used due to its longevity. The Officer responded by advising there were separate consents required to make any alterations to the building and that the Legal team were dealing with the necessary alterations to the Lease, and Technical Services would ensure there were no issues with the installation.

The Head of Planning and Development agreed an additional condition be added regarding the method and approval of the installation of the PV array on the existing copper roof.

There was a further representation from the applicant, Peter Davies (c/o Damian Tow Brighton Energy).

Following discussion, the Committee Members welcomed the proposal due to its sustainability benefits and therefore agreed to approve the application with the additional condition outlined.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. The PV array hereby approved shall be installed in accordance with the submitted details and shall be positioned at least one metre away from the edge of the roof and positioned parallel with the roof.

4. Prior to commencement of the development, precise details of the method of installation of the PV array on the existing copper roof shall be submitted to and approved in writing with the Local Planning Authority (LPA). Thereafter, the development shall be completed in accordance with the approved details.

Reason: *To control the development in detail and to avoid any damage to the structural integrity of the roof.*

WBC-PC/50/19-20 Public Question Time

There were no questions raised under Public Question Time.

The Chairman declared the meeting closed at Time Not Specified, having commenced at Time Not Specified

Chairman