

<b>Application Number:</b> AWDM/0805/20	
<b>Site:</b>	<b>Site of Clinic and Land plus Car Park west of Assembly Hall, Stoke Abbott Road</b>
<b>Proposal:</b>	Demolition of Central Clinic (Use Class D1) and erection of an integrated Care Centre (Use Class D1) up to 4 storeys in height plus rooftop plant and a multi-storey car park (6 levels of parking).

The Head of Planning and Development introduced the report and indicated the application site for Members on a plan from the Design and Access Statement, together with a number of further photographs and plans. The Officer advised there had been a number of proposals for development on the site.

The Officer outlined the current proposal for Members which was a significant building being designed to try and avoid any undue scale and massing issues to properties on the north side of Stoke Abbott Road, the lower bays being three storey, and the higher fourth element set back. The decked car park would be connected to the main building by way of a bridge on the second floor

Members were shown the ground floor plan of the integrated Care Centre which highlighted why the application had taken some time to be considered at Committee. The design and layout had to satisfy the needs of the various health services who would occupy the building.

A number of Computer Generated Images (CGIs), showing varying views, were shown to assist in Members's consideration of the application. The Officer advised the applicants and architects had taken the proposal to the Design South East Panel who had made a number of suggestions with regards to materials but were generally supportive of the design approach.

The Officer referred to the addendum, circulated before the meeting, which included additional consultation responses; reference to proposed cycle paths; the benefits of securing improvements to public realm; and a revised recommendation.

The Officer's recommendation was for approval, with a revised set of conditions.

Some Members raised queries on the presentation for clarification, and these were answered in turn by the Officer.

There were further representations from Ward Councillor Sally Smith, a supporter, and two further supporters of the application. All joined the remote meeting to make their representations.

During debate it was apparent the Committee Members were unanimously in favour of supporting the application with additional conditions.

Councillor Paul High proposed to approve the application, with the agreed additional conditions, which was seconded by Councillor Martin McCabe, and a vote taken by roll call. The outcome of the vote was as follows:-

For: Cllrs Atkins, Deen, Harman, High, McCabe, Silman, Westover and Wills

Against: 0 Abstain: 0

### **Recommendation**

The Committee Members **GRANTED** planning permission, subject to the addition of a condition requiring archeological mitigation; the standard landscaping condition to be amended to relate to the planting of replacement heavy standard trees and appropriate seating; a Landscape Management Plan and the following conditions:-

1. Standard 3 year time limit
2. This permission relates to the following approved plans (to be inserted).
3. Submission of details of all materials (including samples).
4. 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 follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building/No part of the extended 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.
5. Development shall not commence 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.
6. 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 independent 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. Construction of

7. No development shall 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.
8. 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
  - 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
10. Works of construction or demolition, including the use of plant and machinery, 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  
  
 Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
11. Details of the proposed lighting scheme for the development shall be provided to and approved in writing by the planning authority prior to any installation.
12. No part of the development shall be first occupied until such time as the Provision of dropped kerbs and tactile paving has been constructed in accordance with the details shown on the drawing titled proposed indicative pedestrian crossing points and numbered 13560-HYD-XX-X-DR-TP-0105.

- 13 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled site access drawing and numbered 13560-HYD-XX-XX-DR-TP-0103.
- 14 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
- 15 No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
- 16 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.
- 17 Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor the report and subsequently revise the travel plan as specified within the approved document.
- 18 Prior to the installation of any fixed plant a scheme shall be submitted to and approved in writing to demonstrate the predicted cumulative rating level for all fixed plant associated with the development will comply with the plant noise limits provided in section 6 of Hydrock's Noise Assessment Report (Doc ref: WICC-HYD-ZZ-XX-RP-Y-1001 Date: 20 August 2020). A test to demonstrate compliance with the plant noise limits shall be undertaken and submitted for approval within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturer's guidance and any future plant shall also meet the specified levels within the approved scheme.

## 2

<b>Application Number:</b> AWDM/0632/20	
<b>Site:</b>	<b>Site of former canteen at Northbrook College, 1 Carnegie Road, Worthing</b>
<b>Proposal:</b>	Demolition and removal of the former College refectory building and construction of a two, three and four-storey residential apartment block consisting of 23no. residential apartments (C3 use Class) (7 affordable) with vehicle parking, secure cycle storage, bin storage and landscaping; and the rationalisation of the existing staff parking and access arrangements at Northbrook Metropolitan College.

Before the Principal Planning Officer began the presentation, the Head of Planning and Development stated that reference had been made by objectors that the site had been reserved for a Community Centre. He stated that whilst this had been indicated on a previous redevelopment plan for the College no agreement had been reached with the Broadwater Community Centre to take on the land identified (former caretakers cottage) there was no Policy requirement for this land to be reserved for a Community Centre. He further advised that the principle of developing surplus educational land had been accepted in Local Plan policies and had financed enhanced facilities both on the Broadwater and Durrington college sites.

The Principal Planning Officer ran through his presentation and outlined the application for the Committee.

The Officer referred to the addendum which had been circulated to Members before the meeting providing further updates. In summary, there were 10 additional neighbour objections reiterating previous concerns, additional plans addressing minor technical matters, additional consultation responses from Highways and Environmental Health raising no objection and an amended recommendation to include £39,483 towards open space provision.

Members were shown an overview of the site which formed part of the wider College campus. Redevelopment of the site took place in 2013 and included a new cafeteria, whereby the refectory building had become redundant.

The Officer outlined the application and produced a number of photographs, CGIs and plans to assist in Members' consideration of the application.

The Officer's recommendation was for approval, to include a contribution of £39,483 towards off-site open space/recreation provision.

Some Members raised queries on the presentation for clarification by the Officer and these were answered in turn.

There were further representations from three objectors, two joined the meeting with the third having her representation read out by an Officer. Three supporters of the application had also registered and elected to join the meeting.

The Chairman said that he used his Chairman's discretion and agreed to a late representation of objection from Tim Loughton MP which was read out by an Officer.

Members acknowledged the town desperately needed more housing and in principle, were not against redevelopment of the site. However, following further discussion, the majority of Members felt the design was inappropriate, particularly the proposed fourth floor, and that the proposal would create an overdevelopment of the site. The Chairman also raised concerns regarding consultation of neighbouring residents and requested that if necessary to reconsult, it should include all those that have written in to the Council in connection with the application.

Councillor Jim Deen proposed to defer the application, on the grounds of scale/massing of the proposed development in order for the Applicant to review the design and its scale and massing, against the Officer's recommendation to approve, which was seconded by Councillor Paul High, and a vote taken by roll call. The outcome of the vote was as follows:-

For: Cllrs Atkins, Deen, Harman, High, Silman and Wills  
Against: Cllrs McCabe and Westover  
0 Abstain: 0

## **Decision**

The Committee Members overturned the Officer's recommendation to approve the application and resolved to **DEFER** the decision to review the design and scale/massing of the proposed development.

To note that if there is any reconsultation, this should include all those that have written in to the Council in connection with the proposal.

*The meeting was adjourned at 9.06pm, and reconvened at 9.20pm.*

## 3

<b>Application Number:</b> AWDM//0903/20 and AWDM/0906/20	
<b>Site:</b>	<b>19 – 23 South Street, Worthing, West Sussex BN11 3AW</b>
<b>Proposal:</b>	AWDM/0903/20 - Change of Use at first and second floors from retail (Class A1) to flexible commercial floor space (Use Classes A1, A3, B1 and D2), provision of new windows and roof lights at second floor, provision of roof plant at second floor and associated works. AWDM/0906/20 - Application to Vary Condition 1 of previously approved AWDM/1529/18. Amendments: Removal of the previously approved fourth floor and the redistribution of the three residential units at fourth floor across the first second and third floors of Block 9.

The Head of Planning and Development introduced the report advising there were two applications that related to the same site. The Officer outlined the contents of the addendum that had been circulated before the meeting.

The Officer said the current applications were basically how to utilise the now unused floor space following the former Department store on the site going into administration and in a climate where retail was struggling. He felt it was important to try and retain the ground floor for retail use and encourage flexible uses at second floor and re-plan the residential areas.

The Officer outlined the applications, and Members were shown the relevant plans and photographs to assist in their consideration of the proposals.

The Officer's recommendation was for approval of the applications.

A Member raised a query on the proposals, which the Officer answered to their satisfaction.

There was a further representation from a supporter who had elected to join the meeting and made reference to all three applications.

### **AWDM/0903/20**

Councillor Jim Deen proposed to approve application AWDM/0903/20, with the agreed additional condition, which was seconded by Councillor Helen Silman, and a vote taken by roll call. The outcome of the vote was as follows:-

For: Cllrs Atkins, Deen, Harman, High, McCabe, Silman, Westover and Wills  
Against: 0 Abstain: 0

## Decision

### **AWDM/0903/20**

The Committee Members agreed the decision be delegated to the Head of Planning and Development to **GRANT** planning permission, subject to an additional condition recommended by Environmental Health Officer in the addendum, and the following conditions:

1. Development in accordance with approved plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
3. Construction work shall not commence in relation to the first and second floor commercial uses until a scheme for protecting adjacent residential properties from noise from the proposed commercial spaces has been submitted to and approved by the local planning authority. All works which form part of the scheme shall be completed before any part of the noise sensitive development is occupied. The scheme shall be designed to achieve the recommended indoor noise levels for dwellings specified in BS8233:2014 and all floors and walls shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the commercial space is occupied a test shall be undertaken to demonstrate that any attenuation measures proposed in the scheme are effective and protect the residential unit from noise whilst also demonstrating compliance with the aforementioned standards and sound insulation criteria. Should this test show that the criteria has not been complied with and notwithstanding the development hereby approved, a further scheme of attenuation works capable of achieving the criteria shall be submitted to and agreed by the Local Planning Authority and completed within 3 months of the installation and thereafter retained.
4. 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.
5. No plant or equipment, including the kitchen ventilation and extraction system, shall be operated on the premises except between the hours stipulated in condition 8 of this permission.
6. The Food Hall (A3) and Gym (D2) shall not be occupied until hours of use have been agreed following the provision of appropriate noise and extraction mitigation measures have been submitted to and approved in accordance with conditions 5, 6,



and 7. Thereafter, the uses hereby approved shall only be used in accordance with the approved hours of use.

**Any other conditions recommended by the Environmental Health Manager and the imposition of any conditions not discharged on AWDM/1529/20 relating to Block 7 and 8.**

### **AWDM/0906/20**

Councillor Jim Deen proposed to approve application AWDM/0906/20, which was seconded by Councillor Karen Harman, and a vote taken by roll call. The outcome of the vote was as follows:-

For: Cllrs Atkins, Deen, Harman, High, McCabe, Silman, Westover and Wills

Against: 0 Abstain: 0

### **Decision**

#### **AWDM/0906/20**

The Committee Members agreed to **GRANT** planning permission, subject to the following conditions:

1. Standard Time Limit
2. Plans hereby approved
3. Notwithstanding the information contained in the current application, no other development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows, doors, rainwater goods, safety rails and balustrades etc.) and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.
4. Details of: joinery/frames some with 1:20 cross-sections, rainwater goods, fascias & roof intersections and window recesses. Notwithstanding the information contained in the current application, no other development shall be carried out unless and until 1:20 scale plans including annotated cross sections of have been submitted to and approved in writing by the Local Planning Authority for each of the following:
  - i) window joinery and frames,
  - ii) window recesses, cills and surrounds at all floors of the east and north elevations,
  - iii) Intersections of roof and walls for each elevation of the penthouses and for the first and second floors of the east elevation,
  - iv) rainwater goods,
  - v) safety rails and balustrades, and the development shall be completed in full accordance with the details thereby approved.

**Imposition of any conditions not discharged on AWDM/1529/20 (as this is a s73 application it effectively grants a new planning permission for the entire development)**

## 4

<b>Application Number:</b> AWDM/0905/20	
<b>Site:</b>	<b>19 – 23 South Street, Worthing, West Sussex BN11 3AW</b>
<b>Proposal:</b>	AWDM/0905/20 - Change of Use from Class A1 (retail) to provide 8 live/work units (Sui Generis) and 6 apartments, minor extension at third and fourth floor, external alterations and associated works.

The Head of Planning and Development outlined the application, and Members were shown the relevant plans and photographs.

The Officer stated that having reviewed a number of live/work schemes, and those allowed at appeal, the Council would wish to incorporate conditions that seek to restrict the business floor space and ensure that anyone living in the residential food space also would occupy the live/work unit.

The Officer concluded by showing Members a number of live/work schemes to assist in their consideration of the application.

The Officer's recommendation was for approval.

All Committee Members were enthusiastic about the proposal and were keen to support.

Councillor Karen Harman proposed to approve the application, subject to the amendment of condition 14 and the additional condition outlined by the Officer, was seconded by Councillor Steve Wills, and a vote taken by roll call. The outcome of the vote was as follows:-

For: Cllrs Atkins, Deen, Harman, High, McCabe, Silman, Westover and Wills

Against: 0 Abstain: 0

### **Decision**

The Committee Members **APPROVED** the application, subject to the amendment of condition 14 incorporating only 8 live/work units, additional conditions to reflect appeal decisions relating to live/work units, and the following conditions:

1. Development in accordance with approved plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. Notwithstanding the information contained in the current application, no other development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows, doors, rainwater goods, safety rails and balustrades etc.) and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.

Reason: In the interests of visual amenity, the character of the conservation area and setting of listed buildings and to comply with policy 16 of the Worthing Core Strategy.

4. The cycle storage area shall be provided and fitted out and made secure in accordance with the approved plans, prior to the occupation of any of the live/work units hereby approved. It shall thereafter be permanently retained and maintained only for use by the residents of the approved live/work units for the storage of cycles.

Reason: To ensure the provision of adequate cycle storage facilities as part of sustainable transport measures, in accordance with policy 19 of the Worthing Core Strategy 2011 and saved policy TR9.

5. The bin storage areas for the live/work units hereby approved shall be provided and fitted out and made secure in accordance with the approved Drawings, prior to the occupation of any of the units hereby approved. It shall thereafter be permanently retained and maintained only for use for the storage of bins.

Reason: To ensure the provision of adequate waste storage facilities, in accordance with policy 12 of the Worthing Core Strategy 2011.

6. No development shall be carried out unless and until details of the construction of the ground floor accesses and hallways to the live/work units hereby approved have been submitted to and approved in writing by the Local Planning Authority to show measures of flood resistance, to minimise the risk of floodwater ingress, to minimise the risk of damage in the event of a flood. The development shall be completed and permanently maintained in accordance with the details thereby approved, unless the Local Planning Authority gives further written approval for any variation.

Reason: To minimise risk from flooding in accordance with policy 15 of the Worthing Core Strategy 2011.

7. Prior to the first occupation of any of the flats hereby approved, details of arrangements for the disposal of surface and foul water shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. No flat shall be occupied unless and until all works for the disposal of foul and surface water serving that dwelling have been fully implemented.

Reason: To ensure the provision of adequate drainage in accordance with policies 12 and 15 of the Worthing Core Strategy 2011.

8. Details of means to assess and manage historic ground contamination in the event of ground works. In the event that development necessitates the undertaking of groundworks, such as the construction of new or deeper foundations or the construction of any soakaway, and unless the Local Planning Authority first agrees in writing otherwise, details of a scheme to deal with the risks associated with any historic contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority to include:
- i) a site investigation scheme, ii) the site investigation results and any further appraisal and remediation strategy, iii) a verification plan with timetable iv) The scheme thereby approved shall be implemented concurrent with the undertaking of groundworks and a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timetable thereby approved.

Reason: To minimise and manage any risks associated with any historic land contamination in the event of groundworks, in accordance with saved policy RES9 of the Worthing local Plan 2003.

9. Unless otherwise agreed in writing by the Local Planning Authority, prior to occupation of the first live/work unit the subject of this approval, details of arrangements for the provision of access to a car-club or other means of sustainable transport, shall be submitted to and approved in writing by the Local Planning Authority. Details shall cover the period and terms of the provision and shall thereafter be implemented and adhered to for that period.

Reason: To ensure the provision of sustainable transport measures, in accordance with policy 19 of the Worthing Core Strategy 2011 and saved policy TR9.

10. Prior to the occupation of the live/work units, hereby approved, details of an evacuation plan in the event of a potential flood event shall be submitted to and approved, in writing, with the LPA.

Reason: To ensure appropriate flood defence measures are secured in accordance with policy 15 of the Worthing Core Strategy and policies of the NPPF.

11. Construction Management Plan (proposed by WSCC).

12. Measures to avoid overlooking between the live/work units and apartments approved to the west of the site as indicated on the amended plan (drawing number) shall be implemented prior to the occupation of the units and thereafter maintained at all times.

Reason: In the interests of visual amenity.

13. Full details of the improvements to the surfacing and landscaping of the courtyard including the provision of gates at the entrance onto Liverpool Road indicated on the approved plans shall be submitted to and approved in writing by the LPA and implemented prior to the occupation of the first live/work unit.

- 14 8 units shall only be used as live work units and the workspace rooms indicated on the approved plans shall only be used for light industrial or office use falling within Use Class E of the Town and Country Planning (Use Classes Order 2020).