

Application Number: AWD/0166/20	
Site:	Land Site West of Fulbeck Avenue, Worthing
Proposal:	Application under Regulation 4 for full planning permission for the erection of 152 apartments including 30% affordable provision, consisting of 51 no. 1-bedroom apartments and 101 no. 2-bedroom apartments, with associated car and cycle parking, open space, landscaping and new access at land to the west of Fulbeck Avenue.

An addendum had been circulated to Members, and added to the website, the afternoon before the meeting. It was confirmed at the meeting that all Members and Substitute Members had received and considered the addendum.

The Head of Planning and Development introduced the report and advised there was a long planning history to the site which originally formed part of the 2003 Local Plan allocation for West Durrington.

He advised that, in principle, Officers felt that the proposed development was acceptable, with the scheme providing 152 dwellings, being modular build apartment blocks which helped reduce the overall footprint of built form. However, the Officer explained that for a number of months the applicant had been working with Officers to resolve a number of outstanding issues before the application could be considered by Committee.

The Officer referred to the addendum report and highlighted particular matters in the report in relation to noise disturbance; the NHS Clinical Care Commissioning Group's (CCG) request for a substantial financial contribution; the wider connectivity of cyclepaths; and the sale of market housing.

The Officer commented on the drainage situation and advised Members that Officers had hoped, prior to the meeting, to resolve the updated modelling. He accepted that further work was necessary in terms of the flood risk, however felt that the site was at less flood risk than previously indicated and would fall outside Flood Zone 3. Officers were recommending that the application be delegated to Officers to resolve outstanding drainage concerns.

The Head of Planning and Development concluded his introduction by reminding Members there were very few sites to deliver the town's housing need and that one of the key issues for Members was whether the proposed development would result in an

improved situation in terms of flood risk to existing properties as opposed to leaving the site undeveloped.

The Principal Planning Officer, as Case Officer, ran through his presentation which provided more detail on the scheme for the Committee. A number of plans, photographs and CGIs were included to assist Members in their consideration of the application.

Members raised a number of questions for clarification on the presentation, which were answered in turn by the Officers and included:-

- ecology information;
- potential flood risk/drainage issues;
- more detail on modular homes;
- sustainability/energy efficiency;
- site clearance and landscaping.

There were further representations from three objectors and two supporters that had elected to join the meeting.

Members thanked the registered speakers for their contribution to the meeting and agreed there were important benefits to the proposed development. However, many still raised concerns regarding potential flooding and environmental issues. The Members required reassurance from Officers that those outstanding issues would be fully addressed before the development progressed.

The Chair stated he appreciated the concerns of local residents regarding flooding and noted that there were outstanding objections from the key drainage authorities. He therefore proposed that any delegation should be in consultation with him as Chair of the Planning Committee. He stressed that he would only agree to any delegated approval if no objections were received from the drainage experts, given the concerns raised about the development. Should there be any objections, the Chair would request the matter came back to the Committee accordingly.

The Head of Planning and Development agreed to the Chairman's proposition and in the meantime, advised Officers would regularly update Members on outstanding issues.

The Committee Members voted unanimously to accept the Officer's recommendation to approve the application subject to resolving outstanding drainage issues.

Decision

That the **APPROVAL** of planning permission be delegated to the Head of Planning and Development, in consultation with the Chair of the Planning Committee, to resolve outstanding drainage concerns; await the completion of a Section 106 Agreement; satisfactory responses of key drainage authorities to the application proposal, and subject to the following conditions (and any further appropriate conditions raised by consultees):

1. Approved Plans
2. Standard 3 year time limit
3. Development phasing to be approved
4. Sustainability plan to be approved
5. Flats to be Category M4 (2) 'Accessible & Adaptable Homes'
6. External materials to be approved
7. Soft landscaping to be approved, provision to replace any which subsequently die/are removed.
8. Arboricultural method and tree protection measures to be adhered to
9. Landscape Ecological Management Plan (LEMP) Biodiversity safeguards and
10. Children's play area (LEAP) specification and maintenance to be approved.
11. Boundary treatment and means of enclosure to be approved including prevention of access to SNCI and any child-safety fencing
12. External lighting plan to mitigation to be approved
13. Provide site access, roads, paths and visibility
14. Provide parking spaces, including car club, wheelchair user and visitor space
15. Electric vehicle charging points to be approved (including power rating)
16. Provide cycle parking
17. Engineering specification for roads and bridging structures
18. Site and slab levels and ramps to be approved, no subsequent raising of levels
19. Public footpath - upgrading works and connections to Fulbeck Avenue to be approved
20. Travel Plan to be approved
21. Surface water drainage to be approved
22. Foul water drainage to be approved
23. Remediation of contaminated land
24. Safeguarding of groundwater/ approval of any piling
25. Balcony screens to be approved &
26. Obscure glazing on upper floor windows to be approved
27. Noise insulation and ventilation to be approved
28. External plant, details including noise and vibration performance, to be approved
29. Provide bin stores
30. Details and provision of fire hydrants
31. Secured by Design measures to be approved (including bin and cycle stores)
32. Archaeological investigation works and reporting to be approved
33. Construction Management Plan to be approved
34. Hours of work

And any other appropriate conditions

N.B. The delegation is only on the basis that there are satisfactory responses from consultees. Should there be outstanding concerns, then the matter would be reported back to the Committee.

The meeting was adjourned at 8.22pm, and reconvened at 8.30pm.

2

Application Number: AWDM/0733/20	
Site:	Former Priory Rest Home, Land West Of 91 And 95 South Street, Tarring, Worthing
Proposal:	Variation of Condition 1 (Approved plans) of AWDM/1114/17 to extend basement floor plan to accommodate back of house facilities and create an Orangery (The Former Priory Rest Home).

The Planning Services Manager advised there was nothing further to add to the report published and outlined the application for Members' consideration.

Whilst showing the aerial photograph, the Officer advised the site had been cleared and permission had been given twice already for a replacement facility, and that the application before the Committee was an amendment to the latter permission.

Members were shown a number of plans, with the Officer making reference to the preserved lime tree, and advising that, following receipt of the amended plans, the Tree Officer now raised no objection to the proposal.

The Officer's recommendation was for the application to be approved.

Questions were raised on the presentation for clarification, which were answered in turn by the Officer.

The Committee Members voted unanimously in favour of the proposal.

Decision

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

- 01 Approved Plans
- 02 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 03 Prior to the commencement of development, a scheme shall be provided for attenuating all external fixed plant which shall have regard to the principles of

BS4142 and achieve a difference between the rating level and background noise level of at least -5dB. A test to demonstrate compliance with the scheme shall be undertaken within 1 month of the scheme being approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring properties in accordance with policy 16 of the Worthing Core Strategy.

- 04 No development of any kind shall take place unless and until a scheme for the suppression of dust during demolition/site clearance and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented throughout the entire course of demolition/site clearance and construction.

Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.

- 05 No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. Monday to Saturday such work shall only be undertaken between the hours of 7.30 am and 6.30pm, except as agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.

- 06 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.

Reason: To provide car-parking space for the use.

- 07 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.

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

- 08 Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To encourage and promote sustainable transport.

- 09 The development hereby approved shall not be occupied unless and until samples and schedule of the external walls and roof of the buildings in the development hereby permitted have been submitted to and approved by the Local Planning Authority (in consultation with the Chair of the Planning Committee and local ward member) and the buildings shall not be built other than in accordance with any such approval.

Reason: In the interests of visual amenity and to comply with policy 16 of the Worthing Core Strategy.

- 10 No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy.

Application Number: AWDM/1240/20 & AWDM/1383/20	
Site:	Southern Pavilion, Worthing Pier, The Promenade, Worthing
Proposal:	<p>Application for Listed Building Consent for refurbishment and internal alterations to the Southern Pavilion incorporating new kitchen extracts to open air, new internally illuminated fascia sign and flags (AWDM/1240/20).</p> <p>Refurbishment and internal alterations to the Southern Pavilion on Worthing Pier incorporating new kitchen extracts to open air (AWDM/1383/20).</p>

The Planning Services Manager advised he had received an amended plan showing the extract system on the roof which differed from the plan submitted.

The Officer advised the Design and Conservation Architect had now commented the amount of extract shown on top of the roof had been reduced to little more than an outlet; was much less obtrusive; and the level of harm to the Listed Building had reduced accordingly. Therefore, he raised no objection to that element of the proposal.

The Committee Members were shown a number of plans and photographs to assist in their consideration of the application.

The Officer's recommendation was for approval.

The Members agreed it was an iconic building which should be retained and were happy to support the application.

The Members voted unanimously in favour of the proposal.

Decisions

That planning permission and listed building consent be **GRANTED**, subject to the following conditions:-

AWDM/1240/20

- 01 Approved Plans
- 02 Standard Listed Building Time Limit
- 03 Approval of Materials to be submitted and approved by the Local Planning Authority
- 04 Making good any damage to Listed Building

- 05 Protection of remaining part of Listed Building during construction
- 06 Use Class E(b) only
- 07 Hours of use as specified on application form – 0700 hours to 0100 hours only

AWDM/1383/20

- 01 Approved Plans
- 02 Full Permission
- 03 Approval of Materials to be submitted and approved by the Local Planning Authority

Application Number: AWDM/1080/20	
Site:	19 – 23 South Street, Worthing, West Sussex BN11 3AW
Proposal:	Application for minor material amendments to vary Condition 1 of previously approved AWDM/1529/18. Amendments: First floor replacement windows, omission of proposed firewall to the south side roof and pitch line of mansard roof all relating to Block 7.

The Head of Planning and Development advised the minor materials amendments application had been brought to Committee as Joint Governance Committee had not agreed with the Committee's recommendation to extend the delegation for minor amendments to such applications.

The Officer briefly outlined the application for Members and advised the recommendation was for approval.

The Committee Members voted unanimously to approve the application.

Decision

That the application be **APPROVED**, subject to the receipt of additional information about the design of the mansard roof and the imposition of 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. Precise details of all new fenestration for the development (including dormer windows) at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
4. **All other conditions attached to planning permission reference AWDM/1529/18 which have not been discharged.**