

**Minutes of a meeting of the
Planning Committee
15 October 2014
at 6.30 pm**

Councillor Joan Bradley (Chairman)
Councillor Vicky Vaughan (Vice-Chairman)

Councillor Michael Cloake
Councillor Diane Guest
Councillor Hazel Thorpe

Councillor Edward Crouch
Councillor Kevin Jenkins
**Councillor Michael Donin

** Absent

Officers: Head of Strategic Planning and Economic Development, Planning Services Manager, Senior Democratic Services Officer and Solicitor

WBC-PC/022/14-15 Declarations of Interest / Substitute Members

There were no declarations of interest or substitution.

WBC-PC/023/14-15 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 17 September 2014 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/024/14-15 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/025/14-15 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/026/14-15 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 8.56 pm

Application Number: AWDM/0663/14

Site: **Land East Of Titnore Lane West Durrington Development, Worthing**

Proposal: Application for Reserved Matters, pursuant to the outline permission, relating to the Phase 1 area in respect of strategic roads, drainage, landscape, recreation areas and proposed substation outside the residential development parcels.

The Head of Strategic Planning & Economic Development and Planning Services Manager presented an application to the Committee.

Consideration was given to the strategic roads within the development, the width of cycleways around the perimeter of the development, the swales and large detention basin and the landscape design.

Officers advised the Committee that 22 letters of objection had been received prior to the reports publication and a further 33 objections were received post publication of the report. The reasons for objection were highlighted to the Committee.

Officers updated the Committee that the recommendation be amended to provide delegated authority to officers; that the Committee should have regard to the Habitats Directive in considering the application before them pursuant to the Conservation of Habitats and Species Regulations 2010.

Officers provided an update on comments received from the Council's Engineer and Landscape Officer. The Committee noted that the bus company had not responded but as that they were not a statutory consultee, they were not obliged to.

Officers updated the Committee that the application had also been amended to include a substation building, brick built with a junction box and satellite dishes.

The Committee raised a number of queries in relation to the application which included:-

- *whether the main spine road through the development would be free of parking to enable unrestricted access to the development;*

Officers advised that the development made provision for parking in specific locations such as garage courts but it was anticipated that there would be some parking on the main spine road.

The Highways Authority had agreed the proposed road width and had not thought parking restrictions were necessary. However, it was noted that Officers were happy to raise the issue of parking controls with the Highways Authority if requested to do so by Members. An amendment to the recommendation was made to this effect.

- *the location of pedestrian crossings on the main spine road;*

The Committee were shown the location of pedestrian crossings on the Masterplan and raised tables including an additional feature square.

- *concerns regarding the safety, maintenance and aesthetic appearance of the large detention basin and swales;*

Members noted that the swales and detention basin would be of a low gradient 1 in 3 and would be designed to allow easy access for maintenance, with fencing being erected around the large detention basin for safety purposes.

The Committee were informed that open land on the site would be adopted and maintained by the Council.

- *the location of the cycleways and their shared usage status.*

Officers identified the location of the off-road cycleways on the Masterplan and the main diagonal route which would be a shared surface used by bicycles, pedestrians and vehicles.

Decision

The Committee delegated to Officers responsibility for strongly recommending to West Sussex County Council Highways Authority that parking restrictions be placed on the spine road at the time the development is implemented.

The Committee **APPROVED** subject to Officers being satisfied the submitted details in respect of highways, landscaping and drainage accord with the principles of the outline permission and do not prejudice the development of the proposed Phase 1 residential parcels in a satisfactory matter, and subject to any conditions from consultees that are considered necessary in addition to those imposed at the outline stage.

** The meeting was adjourned at 7.27pm and was reconvened at 7.32pm.*

Application Number: AWDM/0969/14

Site: **33 Seldens Way, Worthing, West Sussex BN13 2DL**

Proposal: Erection of two-storey two-bedroom house in garden to west with associated external works including pedestrian access to Stone Lane.

The Planning Services Manager presented the application to Committee showing Members the plans and pictures of the site.

The Committee were advised that the proposal sought planning permission to erect a two storey detached, two bedroom dwelling on the garden land to the west of the existing bungalow at 33 Seldens Way. The dwelling would be orientated from the west to east, with the main entrance of the dwelling and pedestrian access from Stone Lane.

There would be no vehicular access to the site or parking provision for the proposed dwelling. The property would be sited towards northerly section of the site, aligning with the front of the existing bungalow and incorporating garden amenity areas to the east and south of the proposed dwelling.

Following the presentation, the Committee raised a number of queries which were discussed and answered by the Officers.

Mr Gareth Snow spoke in objection to the proposed development.

The Committee raised the following issues in relation to the application:-

- concerns regarding the lack of parking for the proposed dwelling;

The Committee were advised that planning guidance had changed and the lack of parking on the site was not grounds for refusal. However, the suggestion by Members that consideration be given to a shared driveway access could be discussed with the applicant. If the applicant was minded to do this, the application site would need to be amended and the application re-consulted upon and reassessed.

- what would the proposed dwelling look like, materials used etc?

Officers advised that condition 3 required materials to be agreed.

- what level of energy efficiency would the new dwelling have?

Officers advised that this could be the subject of a condition.

- concern that the site looked cramped.

Officers advised that if this was a concern of the Committee then they ought to vote now, rather than defer for consideration on the matters above, as this

issue is fundamental and would not be changed by re-consideration of the above matters.

Decision

After much discussion, the Committee agreed this matter be **DEFERRED** on the grounds that further consideration be given to the issue of parking via a shared driveway and additional information be provided in relation to the sustainability of the proposed dwelling and the proposed materials.

Application Number: AWDM/1013/14

Site: **36 South Farm Road Worthing West Sussex BN14 7AE**

Proposal: Installation of 4 No. fixed bench tables on private forecourt (8 seats per table) and removable barriers also on forecourt.

The Planning Services Manager presented the application to the Committee outlining both plans and pictures of the site, and updating the Committee that the application was part retrospective and the Committee should consider the tests set out in section 73A and section 70 Town and Country Planning Act 1990 and section 38(6) Planning and Compulsory Purchase Act 2004. The Committee were also advised that CCTV is a condition attached to the Premises Licence and therefore not necessary to be a condition attached to a planning permission if they were minded to approve this application.

The Committee were informed that the proposal was to allow four tables, two of which are already placed on the forecourt, to be fixed permanently, in a grid layout close to the restaurant. Each table would seat up to eight diners. Removable barriers comprising linked poles with ropes were also proposed to define the outdoor area.

It was proposed that condition 4 be amended to say Monday to Saturday 9am to 10pm rather than Monday to Friday, 9am to 10pm.

Officers relayed the contents of a representation received from Mr Percival who had wanted to address the Committee but had been unable to attend the meeting.

Members considered the level of disturbance that alfresco dining might impose on local residents but generally felt this was outweighed by the benefits of regeneration to this area.

Decision

The Committee **APPROVED** subject to the following conditions:-

1. Implement within 3 years
2. Implement in accordance with approved plans
3. Use incidental to restaurant only
4. Use of outdoor seating area limited to 9am to 10pm Monday to Saturday and until 9.30pm on Sundays and Bank Holidays.

Application Number: AWDM/0862/14

Site: **22 - 26 South Street Worthing West Sussex BN11 3AA**

Proposal: Change of use from shop (Use Class A1 Retail) to coffee shop
(Use Class A3 Restaurant or Cafe).

The Planning Services Manager presented the application to the Committee advising Members that there were four applications for consideration as part of the proposed change of use.

Members asked questions in regards to the amount of seating proposed and its distance from the shop front. Officers presented the site plans to Committee for consideration and advised that the seating area could be subject to condition, Members amended the recommendation accordingly.

Mr Leon King spoke in support of the proposed development.

During discussion the Committee expressed support for a global brand being introduced to the high street and the benefits this could bring to the town centre.

Decision

The Committee **APPROVED** subject to conditions:-

1. Standard 3 year expiry
2. Approved plans
3. The premises shall not be open for trade or business except between the hours of 07.00 and 22.00 on any day.
4. Notwithstanding the provisions of the General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) the premises shall be used only for purposes within Class A3 or Class A1 as defined in the Use Classes Order 1987 (as amended)
5. No primary cooking of food shall take place on the premises whatsoever. Only pre-cooked food shall be warmed and/or re-heated on the premises by means of a microwave oven, Panini grill, jacket potato oven, soup kettle or other similar means of warming or re-heating pre-cooked food as may be agreed in writing by the local planning authority. All details of ventilation of smells or odours from such warmed/heated food/drink on the premises shall be agreed in writing in advance by the local planning authority and thereafter implemented in accordance with the agreed details.

Application Number: AWDM/0870/14

Site: **22 - 26 South Street Worthing West Sussex BN11 3AA**

Proposal: Outdoor seating area to front of premises with 5 tables and 13 chairs.

Decision

The Committee **APPROVED** subject to conditions:-

1. Standard 3 year expiry
2. Approved plans
3. No tables, chairs or barriers shall be placed outside the premises before 08:00 hours on Monday to Saturday or before 09:00 hours on Sundays, Bank and Public Holidays. All tables and chairs shall be removed and stored inside the premises by 21:00 hours on Monday to Saturday and by 20:00 hours on Sundays, Bank and Public Holidays.
4. The approved equipment is limited to the tables and chairs in the positions shown on the approved layout drawing, and That tables and chairs must be situated within 2m of the shop front. and no barriers, planters, sunshades, patio heaters, A-boards or other chattels or equipment shall be stationed on the footway except by agreement with the Local Planning Authority.

Application Number: AWDM/1113/14

Site: **22 - 26 South Street Worthing West Sussex BN11 3AA**

Proposal: 1 no. internally illuminated hanging sign and 1 no. halo illuminated fascia sign

Decision

The Committee **APPROVED** subject to conditions:-

- 1 to 6. Standard advertisement conditions
7. Approved Plans

Application Number: AWDM/1122/14

Site: **22 - 26 South Street Worthing West Sussex BN11 3AA**

Proposal: Replacement shopfront and double entrance doors (for Starbucks)

Decision

The Committee **APPROVED** subject to conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. Details of colour(s) to be used for the replacement shop window framing and entrance doors to be agreed and implemented.

Application Number: AWDM/1144/14

Site Address: **Land Between Station Car Park and Footbridge, Tarring Road, Worthing, West Sussex**

Proposal: Application for consent under Worthing Tree Preservation Order No. 54 of 1997 to reduce radial spread to give up to 1 meter clearance to new building, crown lift up to 3 metres one Sycamore tree T5, crown lift up to 5 metres two Sycamore trees T3 and T6, crown lift up to 5 metres one Horse Chestnut tree T1 and fell one Sycamore tree T7 all of Area A2.

The Head of Strategic Planning & Economic Development presented an application to the Committee including pictures and plans of the site.

The application referred to a line of mature trees adjacent to the north side of Tarring Road, opposite the junctions of Reigate Road and West Avenue. The trees were part of an established line of trees, which as a cohesive group were prominent in the street scene and made a significant contribution to the character and visual amenities of the area.

Consent had been sought to crown lift up to 3 to 5 metres on four of the trees, and fell one Sycamore tree at the eastern end of the group.

Members noted the reasons given for the works were primarily in the interests of safety, to abate nuisance and amenity value but in respect of the crown lifting, to provide adequate clearance to the dwellings permitted under reference (AWDM/0161/13).

Decision

The Committee **APPROVED** subject to the following conditions:-

1. Proposed works to trees T1 T3 T5 and T6, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

Reason: In the interest of visual amenity.

2. Proposed felling of the Sycamore tree of Area A2, identified on the applicants plan as T7, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Reason: In the interest of visual amenity.

3. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be

planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

Reason: In the interest of visual amenity.

Application Numbers: AWDM/1133/14

Site: **Summerhill, Mill Lane, Worthing, West Sussex BN13 3DH**

Proposal: Part retrospective application for new front boundary wall and gate

The Planning Services Manager presented an application for a new front boundary wall and gate to a large detached property, with a garage in front of it, situated on an unmade lane on the outermost edge of a residential suburb of Worthing, abutting the South Downs National Park.

The Committee noted that two free standing brick piers had been built either side of the driveway, hence this was a part retrospective application and section 73A Town and Country Planning Act 1990 applied, but that otherwise the site frontage was open.

Permission was sought for a front boundary wall and railings, supporting piers and gates to measure (at max) 2.5 metres in height and 17.5 metres in length.

Members acknowledged that there were a variety of different frontages to the properties along Mill Lane but did not think the proposed boundary wall and gate were in keeping with the area.

Decision

It was acknowledged that the application was a resubmission of a previous refusal, in which it was proposed to build a 2 metre high brick wall. However, for the reasons set out in the report, the proposal had not been sufficiently amended to overcome the previous reasons for refusal.

The Committee **REFUSED** for the following reason:-

The proposal, by reason of its incongruous design detailing, prominent position and excessive height, and use of uncharacteristic materials, would result in a visually obtrusive and overly imposing 'hard' and dominant and ornate appearance to the front boundary, which would be detrimental to the semi-rural verdant and locally distinctive sylvan visual character and appearance of the street at the edge of foothills of The South Downs National Park, in conflict with Worthing Core Strategy Policy 16 and saved Worthing Local Plan policy H16.

Application Number: AWDM/1285/14

Site: **34 Coronation Homelets, Brougham Road, Worthing, West Sussex BN11 2PD**

Proposal: Construction of ramped approach with hand rails to communal front (serving 34, 36, 38 and 40 Coronation Homelets) to suit resident disabilities

The Planning Services Manager presented the application to Committee showing Members pictures of the site.

The proposal related to an assisted-living housing complex built in the early 1950s, which included Coronation Homelets, Pearson's Retreat and Brougham Court.

Permission was sought for the construction of improved access to the communal entrance of flat block 34-40, for the benefit of the resident of flat 36 who has mobility issues. There was an existing level concrete path to the flat block.

Decision

The Committee **APPROVED** subject to the following conditions:-

1. Standard time limit
2. Approved Plans