



Planning Committee
27 April 2015

Agenda Item 4

Ward: ALL

Key Decision: Yes / No

Report by the Director for Economy

Planning Applications

1

Application Number: AWDM/0279/15 Recommendation – Approve

Site: HM Revenue & Customs, Barrington Road, Worthing, West Sussex

**Proposal: Alterations to exterior landscaping and parking to provide
delivery loading bay**

2

Application Number: AWDM/0308/15 Recommendation – Approve

Site: Dinghy Park, Sea Place, Worthing, West Sussex

Proposal: Erection of shed for storage of equipment for Go Youth Activities

Application Number: AWDM/0279/15

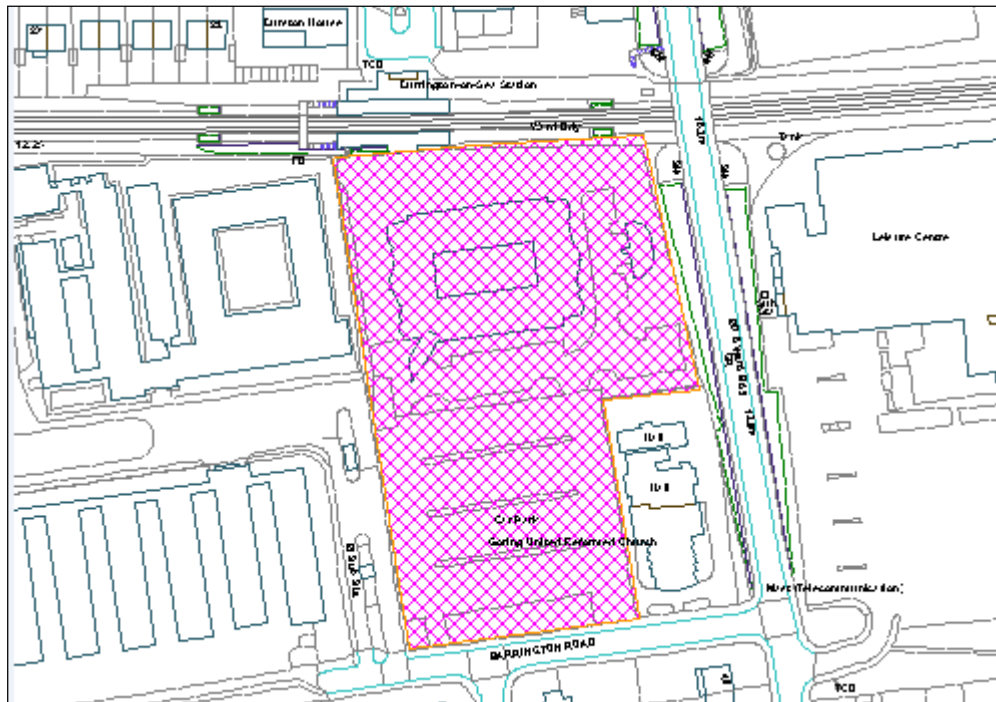
Recommendation – APPROVE

Site: HM Revenue & Customs, Barrington Road, Worthing, West Sussex

Proposal: Alterations to exterior landscaping and parking to provide delivery loading bay

Applicant: Mr Ken Rawe
Case Officer: Matthew Porter

Ward: Goring



Not to Scale

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Proposal, Site and Surroundings

The site lies in an outer residential suburb of Worthing, south of the railway line by Durrington Station. The application relates to the modern Hm Revenue and Customs building adjacent to Shaftesbury Avenue.

It is proposed to alter the exterior landscaping and parking arrangements around this building to provide for a delivery loading bay.

The current delivery situation is that there is no specific area for deliveries and so trucks pull up outside the main entrance and block pedestrian and vehicle movement during delivery. HM Revenue & Customs feels this is a safety issue and the new purpose bay will improve upon the current situation.

Relevant Planning History

None

Consultations (summarised)

West Sussex County Council Highways:-

Satisfied proposed development accords with paragraph 32 of the National Planning Policy Framework in that safe and suitable access can be achieved and that the proposed development will not have a severe residual impact on the operation of the highway network.

Currently delivery vehicles block parking bays and reduce pedestrian and vehicle movements on the site, so the proposed works to provide a dedicated loading bay are seen as an improvement on the current situation.

Representations

None

Relevant Planning Policies and Guidance

Worthing Core Strategy Policy: 16, 19

Worthing Local Plan (saved policies): H18, TR9

National Planning Policy Framework

Relevant Legislation

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Under Worthing Core Strategy policies the upgrading of commercial premises is acceptable in principle.

Visual amenity

The altered layout is situated well within the site, away from public view. It involves the loss of only a small area of soft landscaping. No visual harm would result.

Residential amenity

Residential properties are situated well away from the physical works. The reason for the works are not to increase deliveries only to accommodate existing ones in a safer manner, so there would be no greater disturbance to nearby residents.

Accessibility and parking

The proposal involves the loss of four general use parking spaces. Although it is acknowledged that there is some parking congestion in the area, it is not considered that the removal of this small number of spaces would not materially exacerbate on-street parking congestion in nearby residential streets, particularly given that permission was recently granted for additional parking spaces at the Leisure Centre directly opposite the application site.

The submitted plans demonstrate the delivery vehicles would now manoeuvre around the site whereas currently trucks pull up outside the main entrance with the potential to block pedestrian and vehicle movement during delivery; the proposed works are therefore considered to result in betterment to highway safety.

The altered parking layout also allows for more accessibility across this part of the site as four new disabled parking bays are proposed, and a pedestrian crossing.

It is therefore considered that the application is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Development in implementation in accordance with the approved plans

Application Number: AWDM/0308/15

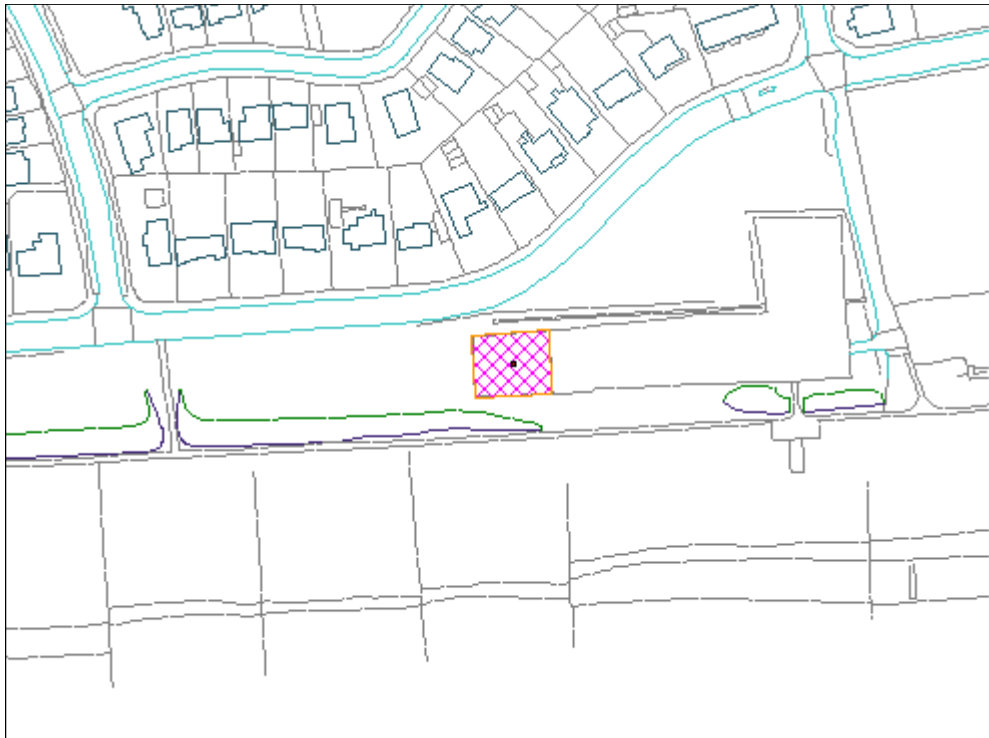
Recommendation – APPROVE

Site: Dinghy Park, Sea Place, Worthing, West Sussex

Proposal: Erection of shed for storage of equipment for Go Youth Activities

Applicant: Mrs Shirley Robinson-Viney
Case Officer: Matthew Porter

Ward: Goring



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Proposal, Site and Surroundings

The site lies in an outer residential suburb of Worthing, adjacent to the seafront promenade and Greensward. The application relates to an outside compound next to Worthing Sailing Club. This is leased to Go Youth Activities from Worthing Borough Council.

It is proposed to put up a shed to store equipment for Go Youth Activities, a local community group. This will measure some 4 metres by 4 metres at a height of 2 metres.

Relevant Planning History

None

Consultations & Representations

None

Relevant Planning Policies and Guidance

Worthing Core Strategy Policy: 11, 16, 19

Worthing Local Plan (saved policies): H18, CT3

National Planning Policy Framework

Relevant Legislation

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Worthing Core Strategy policies support the upgrading of community facilities in principle.

Visual amenity

The shed would be of modest size and made of wood, with double glazed windows.

Views of the compound from the Greensward and promenade are partly screened by tamarisk hedging along its edge. Existing paraphernalia associated with outdoor activities already fills the compound, including a large metal shed building.

Against this backdrop, this modest proposal would respect the appearance and character of the seafront environment and existing sea views, and is appropriate to its location (satisfying the criteria for acceptable development set out in saved policy CT3).

Residential amenity

Residential properties are situated well away from the shed to avoid harm arising onto their living conditions by way of increased comings and goings related to use of the compound.

Accessibility

Access to the compound would be as existing. The position of the new shed would not obstruct it.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans

27th April 2015

Local Government Act 1972

Background Papers:

As referred to in individual application reports

Contact Officers:

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Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

- 8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

- 9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.