

Worthing Planning Committee - 3 June 2015 – Planning Applications: Item 2

Supplementary Report

Application Number: AWDM/0624/15 - Central Pavilion, Beach House Park, Lyndhurst Road, Worthing

3 further letters of objection received from residents in Park Road raising the following concerns and queries:

- Increased noise and anti-social behaviour
- When previous café was allowed for a short time to open until 10.30pm, noise and light pollution from amplified music caused sleep disturbance
- Park is currently locked at the latest by 8.30pm in the summer. There is no music, no amplified sound and no people after that time. Any additional noise in this very quiet location is going to have a tremendous effect on private amenity, affecting children trying to sleep, the elderly and wildlife which enjoys the park.
- Proposal indicates no proposals to improve the sound qualities of the pavilion such as double glazing or details of ventilation for the kitchen. An assessment of the activity noise breakout and existing ambient noise levels should be made.
- World Health Organisation set maximum noise values of 30dB LAeq for bedrooms. Amplified music on a nightly basis will cause noise pollution.
- Recent licensing approval noise figure of 52dB at 1.5m from the boundary is too high and much higher than international codes for entertainment which limit noise levels to 3dB LAeq above background noise.
- How will the park be secured and bowling greens protected from anti-social, drunken behaviour?
- If the park is open until late at night then even greater disturbance will occur from unrestricted access for the public
- How will access be regulated?
- The park is not illuminated at night. Will additional lighting be provided?
- The restaurant may shut at 11pm but staff will be clearing up afterwards. A condition should require the building to be cleared within 30 minutes of closing.
- No species survey has been carried out in respect of owls or bats which may be roosting in the derelict, undisturbed pavilion.
- There are no details of commercial extraction.
- What parking measures are in place for events such as evening functions?

Comments received from Adur & Worthing's Parks and Foreshore Manager:

The intention re security is:

The section of the park south of the main pavilion will be locked off at its three access points at the same time the Park is currently closed in Summer /Winter.

The area north of the Pavilion –

The applicant should be required to provide a suitable and sufficient kitchen extraction scheme and this can be required by a suitable condition (below). Additionally noise from collections, deliveries and waste should be controlled (see below).

In summary the park is very quiet as it is not used for anything other than recreation, so introducing any new activity will result in a change in ambient noise levels in the area and possibly affect residential amenity. Ultimately it is for the committee to decide if the park should change in use and character as a result of this application. We have merely provided conditions to help reduce the impact, but the fact remains it will not be silent.

Planning Officer Response

Recommend that Condition 5 is amended to include requirement for all activity associated with restaurant to cease within 30 minutes of closing time (i.e. by 11.30pm).

Recommend extra condition No.7 to require details of any extraction or ventilation system

Recommend extra condition No.8 - The level of music played at the premises shall not exceed a level of 55dB LAeq, measured at a height of 1.5m at any position on the boundary of Beach House Park, Lyndhurst Road. No music shall be played outside of the pavilion or relayed to the outside from the pavilion.

Recommend extra condition No.9 - No deliveries to or collections from the premises shall take place other than between 07:30 to 20:00 hours Monday to Saturday and 10:00 to 18:00 hours on Sunday.

Recommend extra condition No.10 - No bottles shall be placed into any outside receptacles after 22:00 hours or before 07:30 hours.

ADDENDUM TO PLANNING COMMITTEE AGENDA

MEETING DATE - 3rd June 2015

The following agenda items have updates to the original Committee report.

AWDM/0773/15 - Land at Queen Street Public Car Park, Queen Street, Worthing. Installation of temporary buildings to provide school accommodation for approx 12 months. Existing site is currently used as a public car park (Regulation 3 – County Council Consultation).

UPDATES

Amended Plans

A sketch plan has been submitted which identifies that 31 car parking spaces could be made available on the main car park site to provide some alternative parking for residents and users of Queen Street Church (the plan is attached to the Addendum). However, this number might be reduced by siting two storage containers in this temporary car parking but a minimum of 20 spaces would be available.

The applicant has indicated that the car park could be available by mid July through to January at which point the main school contractor has indicated that they would need access onto the car park to complete the main school site. The applicant has indicated that extending the temporary car park beyond January would delay the build contract.

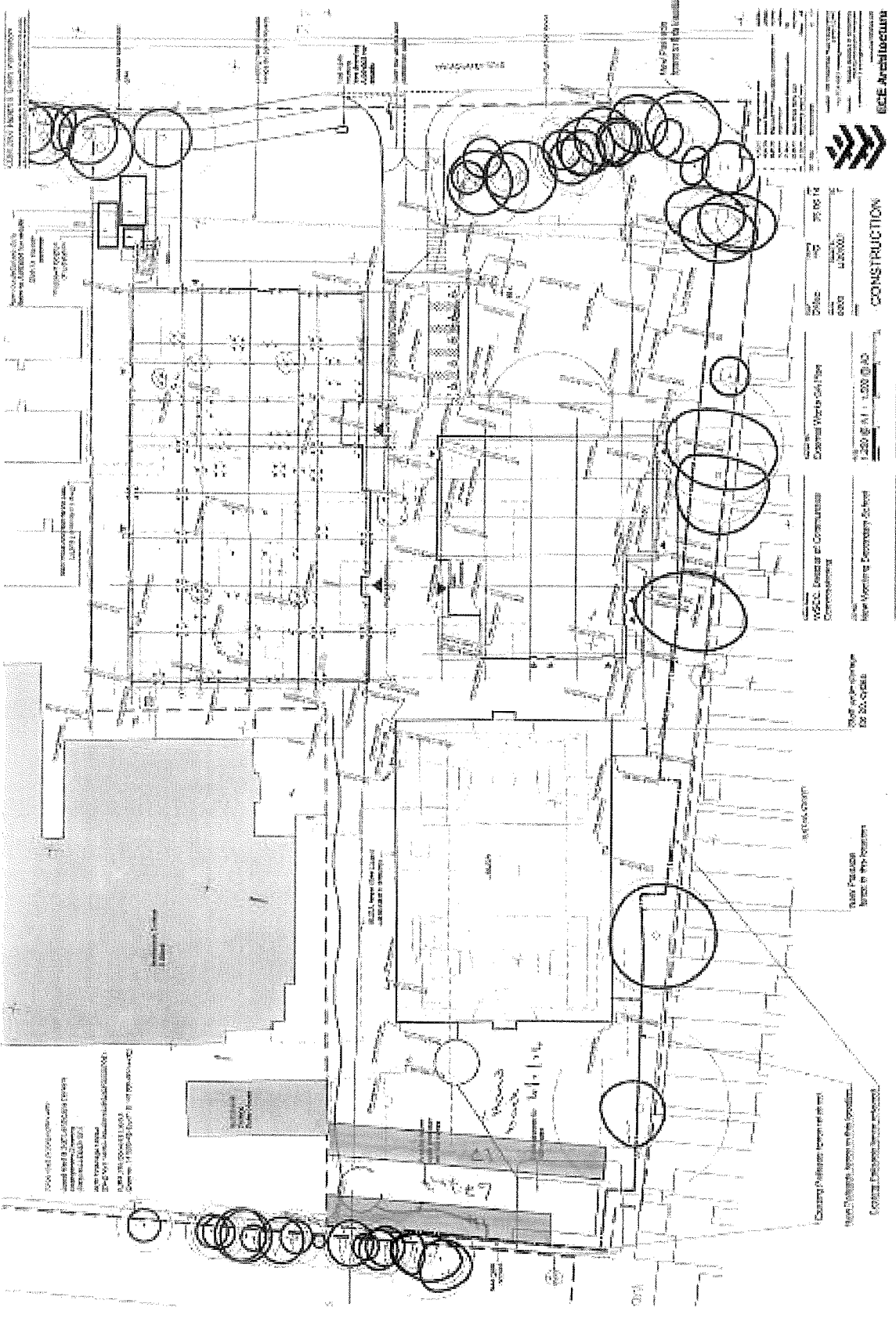
Representations

Three letters of objection have been submitted to the County Council although the consultation period has not expired. All comments received by Worthing Borough Council are sent onto WSCC to consider in connection with the planning application. The main objections to the proposal are:

- (i) Increased congestion in a residential area.
- (ii) Loss of public car parking.
- (iii) Replacement public car parking was promised but none is shown on the submitted plans.

OFFICER COMMENTS

The main concern with the application relates to the loss of parking for local residents, businesses and Queen Street Church. Ideally the 20 spaces created within the main school site should be available until Queen Street Car Park is available for use again. Whilst this would delay the completion of the main site, this is considered justified given the congested nature of the residential roads in the vicinity of the site.



CELESTIAL MOUNTAIN'S COURT COMMUNITY

Site Plan

Scale: 1/8" = 1'-0"

DATE: 05/14/14

PROJECT: CELESTIAL MOUNTAIN'S COURT COMMUNITY
 10000 S. 100th Ave., Suite 100, Kent, WA 98032
 OWNER: CELESTIAL MOUNTAIN'S COURT COMMUNITY
 ARCHITECT: ECTE ARCHITECTURE

10000 S. 100th Ave., Suite 100, Kent, WA 98032

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New Planting
 Proposed on Site

ECTE ARCHITECTURE
 10000 S. 100th Ave., Suite 100, Kent, WA 98032
 TEL: 206.835.1234
 WWW.ECTEARCHITECTURE.COM

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