

## **ADDENDUM TO WORTHING PLANNING COMMITTEE AGENDA**

**MEETING DATE - 16 December 2015**

The following agenda item has updates to the original Committee report:-

**Application Number: AWDM/0124/15**

**Site: M G M House Heene Road Worthing West Sussex**

**Proposal: Demolition of main MGM office building together with offices in Heene Place and replacement by redesigned and repositioned new part four and part five storey buildings on main part of site, arranged around central courtyard and including new block on Heene Road frontage to provide 33 retirement flats (C3) and 59 unit Assisted Living Extra Care Development (C2) communal and support facilities together with 10 affordable apartments (C3) in a two storey building by Heene Place and rearranged open car parking for 61 spaces including on south and eastern boundaries, landscaping including loss of frontage TPO tree, and alterations to access including resited Heene Road vehicular access on southern part of site.**

Applicant:

Ward: Heene

Case Officer: Peter Devonport

### **UPDATES**

#### **Design**

Revised sketch drawings have been received showing architectural refinements to the west and north elevations of the western block as requested. These lighten the SW and NW corners by substituting a slimmer column supporting the balconies; slightly raise the height of the projecting rendered elements and add vertical glazing to the brick faced area of the north elevation.

A further minor change to the site layout has been received showing 6ms distance between parking areas.

## Consultations

### The Highway Authority

*Insufficient information has been provided to WSCC Highways to enable us to make a proper assessment of the planning application. Even having a brief look at the plan you provided this morning (A1-002 Rev. '06') doesn't change this view. There still appear to be some fundamental issues that haven't been considered by the applicant – including those that if not addressed properly could lead to road safety problems. Simply attaching conditions to any consent based on what we've seen so far would not, in my opinion, address the outstanding points.*

*Given the above, I must raise a highway objection to the proposal for the following reasons:*

- 1. Adequate information has not been submitted to satisfy the Highway Authority that the proposal is acceptable in terms of access design and safety considerations, visibility splays, internal road layout, off-site highway provision (crossing facilities, road markings etc.), off-site pedestrian facilities and on site turning facilities (for Fire and Rescue appliances and removal vehicles) and would, therefore, give rise to increased hazards to highway users.*
- 2. The use of the existing accesses (as amended) to the public highway would give rise to increased hazards to highway users.*

The Highway Authority has subsequently commented that;

*Appropriate levels of information from the applicant in response to County comments and sufficient time to go through that information may well resolve the outstanding issues.*

### Waste Strategy Manager

The Waste Strategy Manager observes that he is happy with access and facilities for the retirement accommodation. Given that the modest number of affordable units, he considers these can be accepted on to the town centre round.

He requests the facilities are secured by condition but notes that it would be advisable to re-site a couple of the new trees proposed in the SE corner to avoid conflict with the turning area.

The Conservation Advisory Area Committee has considered the revised scheme and offers no objections.

## **Representations**

### Worthing Society

*Having studied these plans we withdraw our objection. We would only comment that the colours of the render and bricks used in the new development should harmonise with those of the existing houses in Heene Rd and with Heene Terrace.*

In addition; four further representations have been received raising the following concerns;

- *The loss of the holm oak tree;*
- *Oppose reinstatement of the path adjacent to the rear of Heene Terrace which is not a right of way and the local police have confirmed that the alleyways in the area are being closed to eliminate problems with drug dealing and personal security. The ground levels make access to rear yards of Heene Terrace accessible and prejudice security.*
- *Detrimental to the bedrooms of flat at 16 Heene Terrace which look into the site and harm to value. Overbearing and loss of privacy and views .*
- *Lack of respect for heritage buildings and area.*
- *Increased intensification and overlooking.*
- *Plans are substantial different to those shown in January.*
- *Too big for site and will impede on life*
- *Design is incompatible with area and degrades historical character.*
- *Will overwhelm Heene Terrace*
- *Noise and disturbance from internal road adjacent to Heene Terrace.*

## **E-petition**

87 signatures to petition on Change.org

*We, the undersigned, are concerned citizens who urge our council (Worthing Borough Council) and the developer McCarthy&Stone to revisit the plans of the MGM Heene Road site (Planning Ref: AWDM/0124/15) to protect the residents privacy and enjoyment of life and value the area's special architectural and historic interest in particular saving the TPO tree and beautiful front gardens. The tree has a protection order on it!*

*All buildings next to the site will need enough privacy and light to sustain the people in them and not affect their quality of life. We believe the developer has a high enough reputation and financial incentive to show they care about the residents as well as the ecological importance of the site and that they re-draft their plans and expectations to find a solution for all.*

*We hereby petition for:*

- 1. To save the TPO tree and beautiful mature front garden.*
- 2. To look at reducing the footprint of the planned site (RE: width & height in relation to adjacent properties).*
- 3. To widen the consultation process make it more transparent and accessible so ALL members of society can participate in a democratic process particularly since this is an area of special architectural and historic interest.*

### **Recommended Conditions**

Due to an error, the summary list of recommended conditions is incorrect from 6 onwards. The full corrected summary list is;

- 1. Standard 3 year time limit for implementation*
- 2. This permission relates to the approved plans except where indicated otherwise by other conditions imposed.*
- 3. Agree and comply with method statement, including contractors' arrangements for parking, storage of materials etc*
- 4. Agree and implement dust emissions controls.*
- 5. Restrictions on working hours for demolition and construction.*
- 6. Reserve details of elevation and layout of north block and north and west elevations of west block .*
- 7. Provide and retain parking (including storage for buggies and cycles) and turning space and accesses; close redundant access*
- 8. Operate in accordance with travel plan.*
- 9. Supply and agree a full noise assessment (BS 4142 style) by a competent acoustic consultant and appropriate mitigation controls including external mechanical plant associated with the flats and implement and retain.*
- 10. Agree and implement landscaping and boundary treatment including replacement holm oak and sycamores.*
- 11. Agree and implement architectural details and facework samples.*
- 12. Build C2 units to BREEAM Very Good Standard or better and build accommodation to Lifetimes Homes standards or equivalent and provide for at least 10% of energy demands of development by micro renewable energy generation, as agreed by Local Planning Authority*
- 13. Provide ecological enhancement measures*
- 14. No new plant or machinery without prior approval of Local Planning Authority*
- 15. Agree and provide waste/recycling facilities and retain.*
- 16. Agree scheme to investigate potential contaminated land and where appropriate remedial measures and implement.*
- 17. Agree and implement sustainable surface water drainage system including future management.*
- 18. Provide all external amenity areas including prior to occupation*

*19. Agree external lighting*

*20. Restrict occupancy of retirement accommodation to 60 years and over, excepting spouses.*

### **Officer Comments**

The design refinements are welcomed but finalised drawings are awaited. This may be addressed by reserving details by condition. The changes to the layout are welcomed.

The comments of the Highway Authority raise material issues. However, they appear to be capable of being resolved by negotiations and provision of the required additional information and for that reason Officers are requesting the Committee defer consideration of this item.

The comments by Worthing Society and Conservation Area Advisory Committee underscore the compatibility of the scheme with the heritage townscape.

The neighbour and e-petition objections reaffirm already voiced concerns.

The corrected recommended conditions now fully address all relevant points (excepting the unresolved highway matters).

### **Recommendation**

**That the item be deferred to await the provision of the additional information required by the Highway Authority and the outcome of allied negotiations to secure an acceptable scheme in highway terms.**

***Director for the Economy 15.12.15***