

## **ADDENDUM TO PLANNING COMMITTEE AGENDA**

**MEETING DATE - 27<sup>th</sup> July 2016**

The following agenda item has various updates to the original Committee report.

**Application Number: AWDM/0730/16**

**Recommendation – Approve subject to Deed of Variation to extant legal agreement with delegated authority to Head of Economic Growth**

**Site: Land South Of 1 To 8 Field Place Parade The Causeway Worthing West Sussex**

**Proposal: Proposed amendments by way of variation of conditions 2 and 11 to development granted under reference AWDM/0844/15 to alter mix of development and parking and consequential alterations and sustainable design of non-residential uses. Amended proposal: Mixed use redevelopment of the former Lloyds Plc Banking Hall site, comprising 74 apartments (use class C3) and a 1000 sq m Doctors Surgery (D1) arranged as part 5, part 6 and part single storey block around courtyard, together with associated works to access roads, including Field Place Parade, provision of 92 parking spaces, landscaping and including the partial demolition and refurbishment of the existing multi-storey car park.**

**Applicant: Urbanicity (No 20) LLP**

**Case Officer: Peter Devonport**

### **Update**

The conclusions of the substantive report state;

*With the safeguards set out in the largely recycled conditions from the consented scheme and with any redundant conditions as a result of the amendments struck out or amended as necessary, the proposal is acceptable.*

It is recommended the conditions as proposed in the substantive report are amended further to reflect this.

Accordingly the following conditions are amended /deleted as set out below to reflect the latest condition discharges on the consented scheme AWDM/0844/15.

#### Condition 8 noise:

Amend as set out below following partial discharge of submissions made under AWDM/0844/15;

*No dwelling hereby approved shall be occupied unless and until the submitted scheme under AWDM/0844/15 has been implemented in accordance with that scheme, subject to demonstration by means of a suitable test to the Local Planning Authority's satisfaction that a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) can be achieved for all floors.*

Cond 12: archaeology

A final report has been submitted under AWDM/0844/15 advising that no significant finds have been found;

*7.2. The site has undergone truncation as a result of previous development, and there were no archaeological remains present. Natural geology was recorded at 1.05- 1.12m below ground level. Given the results from the excavated area it is recommended that further work on the site is recommended.*

This condition is therefore redundant and may be deleted.

Condition 18: drainage

Details submitted under AWDM/0844/15 have been approved.

Amend as set out below;

*The development shall not be carried out other than in accordance with the approved details under AWDM/0844/15 in respect of disposal of surface water in a sustainable fashion, including future management thereof, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and managed as such and retained thereafter.*

Deed of Variation

A draft has been prepared and there appears to be nothing in the varied agreement to alter the original obligations of the S.106 agreement, which should remain in force. The contingent variation that is sought appears only to alter the definition of the development.

This is satisfactory.

**Change to Recommendations**

Amend recommended conditions as set out above.

Head of Economic Growth 27.7.16