



**Planning Committee
24 August 2016**

Agenda Item 4

Ward: ALL

Key Decision: Yes / No

Report by the Director for Economy

Planning Applications

1

**Application Number: AWDM/0803/16 & Recommendation – APPROVE
AWDM/0805/16**

Site: Coach & Horses Arundel Road Worthing West Sussex

Proposal: AWDM/0803/16 - Demolition of WC block and replacement WC block, dining room extension and link to west and south elevations. Kitchen link to existing storage building. Detached two-storey annexe containing 14 guest bedrooms to south-west of main public house and extension to car park on west side of site.

AWDM/0805/16 - Listed Building Consent for demolition of WC block and replacement WC block, dining room extension and link to west and south elevations. Kitchen link to existing storage building. Detached two-storey annexe containing 14 guest bedrooms to south-west of main public house and extension to car park on west side of site.

2

Application Number: AWDM/0462/16 Recommendation – APPROVE

Site: Glaxo Smithkline Southdownview Way Worthing

Proposal: Temporary modular building to house changing rooms

Application Number: AWDM/0803/16 Recommendation – APPROVE

Site: Coach & Horses Arundel Road Worthing West Sussex

Proposal: Demolition of WC block and replacement WC block, dining room extension and link to west and south elevations. Kitchen link to existing storage building. Detached two-storey annexe containing 14 guest bedrooms to south-west of main public house and extension to car park on west side of site.

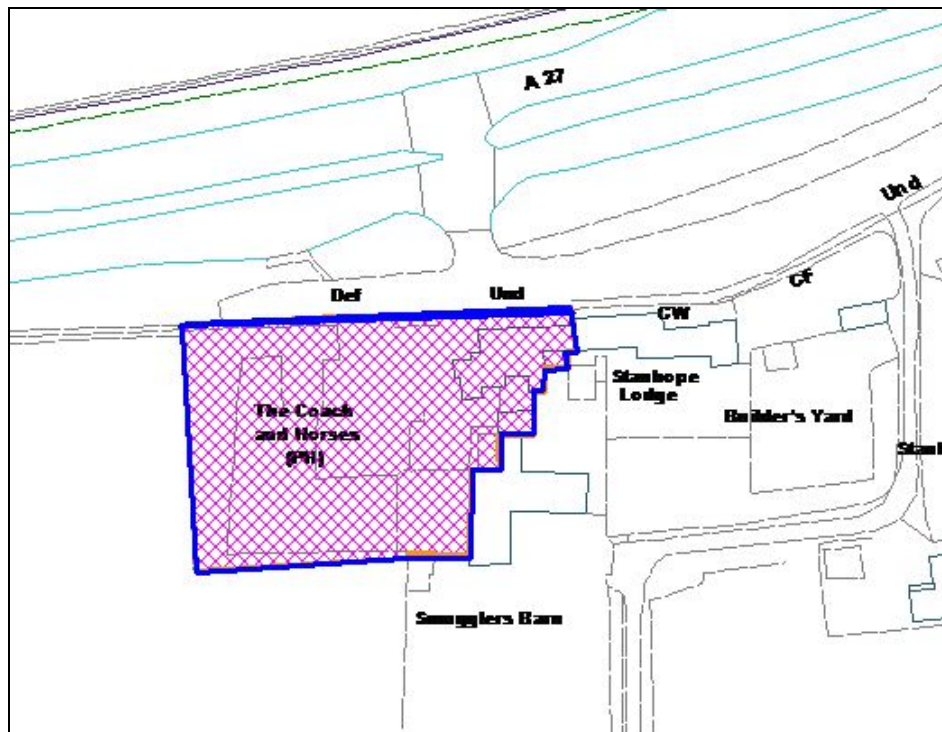
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**Applicant: Mr Chris Chapman
Case Officer: Jo Morin**

Ward: Northbrook Ward



Not to Scale

Site and Surroundings

The application relates to the Grade II Listed Coach & Horses Public House and associated car park and pub garden located just to the south of the A27 (Arundel Road). It forms part of a group of buildings located outside of the designated 'built-up' area of Worthing accessed from a vestigial section of the old Arundel Road. Adjoining to the east is Stanhope Lodge, a C18, 2-storey, Listed, brick-built dwelling attached to the public house by a flint-built former outbuilding. At its eastern end, the private road adjoins an unmade track (a Public Right of Way) which provides vehicle access to a number of the dwellings in the group including Smuggler's Barn, (formerly Stanhope Barn) a converted farm building enlarged by extensions carried out in a rustic style. Beyond Smuggler's Barn, the track narrows to a footpath and traverses southwards across fields to link with the new development taking place at West Durrington.

The site lies on the very edge of the Borough boundary. Indeed the above-mentioned access road is located within Arun District. The South Downs National Park adjoins the north side of the A27.

Proposal

Planning permission and Listed Building Consent is sought to extend the public house to the side and rear to provide an enlarged restaurant dining area, toilets and kitchen, and erect a detached 14-bedroom, 2-storey accommodation annex on land to the south and west, currently forming the pub garden and car park.

The extension to the kitchen on the south side is intended to increase the useable area and create an internal link to stores located across the kitchen courtyard within an old, brick-built outbuilding. [The latter physically joins the accommodation of Smugglers Barn, apparently forming part of the original barn conversion.] The kitchen extension would be 7 metres long and 2.7metres wide with a flat roof and would involve raising the existing brick boundary wall on the east side by 2 courses plus a ½-round coping.

On the west side of the pub it is proposed to replace the existing C20 toilet block addition with a new, dual pitched-roof, single-storey extension providing enhanced up-to-date toilet facilities and 26 additional restaurant covers. It would have a primarily L-shaped layout with a small flat-roofed element wrapping round to the south.

The proposed accommodation wing takes the form of a part 2-storey/part 1½-storey 'agricultural' building having an L-shaped footprint. The detailed design with arched and buttressed openings on the ground floor and use of traditional materials including coursed cobbled flintwork, clay brick quoins and arches, slate-hanging an clay-tiled roof (with bonnet hips) reinforces the rustic theme.

The site layout plan shows the existing gravel car park extended to the north and west side of the proposed accommodation wing with space for 36 vehicles in total (although it is not intended these would be formally marked-out).

The accompanying Design and Access Statement states that the proposal seeks to improve and diversify the existing business to provide food and accommodation for both the local population, day-trippers and business visitors: *“The siting on the A27 is ideal for this use and the pub has an attractive frontage with a rural aspect to the south.”*

This report deals with both the application for planning permission and Listed Building Consent.

Relevant Planning History

Earlier planning and Listed Building Consent applications for the erection of a 14-bedroom hotel annex were withdrawn by the applicant (AWDM/1752/14 and 1753/14) following discussion with officers.

Consultations

Highways England: No objection.

West Sussex County Council: The local Highway Authority has raised no concerns subject to the parking spaces within the car park being constructed to County standards of 2.4 metres x 4.8 metres.

Following a request for clarification the Highways Authority has further commented that it is accepted that not all the spaces [in the proposed car park] will be clearly lined out, but having measured the site plan it is accepted that the site can accommodate the spaces that the applicant states at the required 2.4 by 4.8 metres.

Considered against the WSCC parking standards (which are maximum standards) the proposal falls short by 4 spaces. However, WSCC consider the allocation proposed is suitable for the proposed usage and it is not considered that there would be any significant increases in parking that would result in a ‘severe’ residual impact contrary to paragraph 32 of the NPPF.

The County Archaeologist has no objection commenting:-

“The Coach and Horses public house is recorded under that name on the Clapham Tithe map and Apportionment (1843-44 – entry no. 175) and subsequent 25 inch editions of historic Ordnance Survey mapping. There is evidence of former small scale buildings in the area to the west of the listed public house which presently serves as garden and car park.

The West Sussex Historic Environment Record (HER) indicates that there is evidence of prehistoric activity within 150 metres SSE of the Coach and Horses and within the surrounding area worked flint of Neolithic and Mesolithic date has come to light.

In the context of the present proposals, the historic mapping shows that there has been a succession of minor ancillary buildings relating to the pub and its past use in the area west of the pub and present car park. Given the modest nature of the

proposed extensions to the public house (and listed building) and the relatively small scale development of the new bedroom annexe and taking into account the capacity for previous disturbance in the areas for extension and new build I do not consider that an archaeological recording/ monitoring action is necessary in this instance.”

Adur & Worthing Councils: The **Environmental Health** Officer advises that as the proposals result in an increase in the number of covers the existing kitchen extract system will need to be reviewed to ensure that it is fit for purpose and the correct specification to deal with the increase in cooking.

The **Council's Engineer** recommends a condition relating to submission and approval of details of the disposal of surface water.

Environment Agency: Comments awaited.

Southern Water Services: Comment that the Environment Agency should be consulted directly regarding the use of septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the septic tank to ensure its long term effectiveness. The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environmental Agency's Ground Water Protection Policy. It is imperative that the location and construction of soakaways and the construction of foundations is carried out strictly in accordance with Environmental Agency requirements in order to protect the public water supply.

The exact position of the public water main crossing the site must be determined by the applicant before the layout of the development is finalised. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 4 metres of the public water main without the consent of Southern Water.

Sussex Police (Crime Prevention Design Advisor): Comments that Section 17 of the Crime & Disorder Act 1998 places a clear duty on the police and local authorities to exercise their various functions with due regard to the likely effect of on the prevention of crime and disorder. Within this context, it is requested that due weight is accorded to the following advice:-

“The premises is in a relatively rural location and as such it is imperative to ensure that the security of the proposed development is adequate and fit for purpose. To that end I recommend that all new external doors and ground-floor, or easily accessible windows, conform to PAS 024-2012 (or their equivalent) with laminated glazing that conform to BSEN356 P1A. The individual doors to the bedrooms in the new bedroom wing are also to conform to the same standard. An access control system should be utilized to control authorized access only to the block and respective rooms.

I would recommend that the applicant checks and ensures that the existing security of the premises is adequate and fit for purpose and ensure it does not compromise the security of the whole development. If not already fitted a monitored intruder

alarm should be considered. In the interests of safety and security of the guests and their vehicles, lighting around the facility and parking areas should conform to the recommendations within BS 5489:2013.”

Worthing Conservation Advisory Committee: No objection.

South Downs National Park Authority: Comments as follows:-

“This revised scheme, subject to appropriate materials, provides for an extension to the public house and a new hotel block of a design that compliments the existing grade II listed public house, in respect of its setting close to the South Downs National Park. Whilst the new hotel block would be a large scale, the design helps to reduce the impact of the bulk of the building on the setting of the National Park. As the SDNP has now been granted Dark Sky Reserve status, any form of external lighting should be kept to a minimum and should meet ILP standards for a rural zone to help minimise night time impact on the dark night tranquillity and wildlife within the National Park. Additionally, it would be appropriate to consider what opportunities there are for landscaping on the site, with a view to providing additional natural screening of the development from the National Park.

As the landscape, with its special qualities, is the main element of the nearby South Downs National Park and its setting, attention is drawn to the South Downs Integrated Landscape Character Assessment (Updated 2011) as a key document as part of the overall assessment of the impact of the development proposal, both individually and cumulatively, on the landscape character of the setting of the South Downs National Park.

Taking into account the above in the determination of this application, the SDNPA would also draw attention of Adur and Worthing Councils, as a relevant authority, to the Duty of Regard, as set out in DEFRA guidance. It may also be helpful to consider the development proposals in the context of National Park Circular 2010 for guidance on these issues.”

Arun District Council: No comments received.

Representations

A number of objections have been received from the occupiers/owners of Stanhope Lodge, Stanhope Yard, Stanhope Cottage, The Hollies and Smugglers Barn. The objections have been summarized as follows:-

- i) **Safety and Access:** The site is accessed via the treacherous minor junction of the A27 dual carriageway, accounting for several serious and fatal accidents over the years. The westbound carriageway at this point is 70mph, adding to these dangers. Local residents are well aware of these issues, but new visitors to the pub and bedroom extension will not be. The access turning is directly from the main dual carriageway with no slip road, so vehicles exiting the carriageway have to contend with traffic bearing down on them at speed as they negotiate the turn. On exiting the site, vehicles have to pull out from a standing start in the path of speeding vehicles, with no slip road to gain speed before entering the carriageway. These manoeuvres are

hazardous for residents and locals, but for strangers could prove a real danger. The recent change in management and pub refurbishment has created an increase in business which is commendable, but also an increase in traffic using the site. A further increase in traffic would increase the risk of more serious and possibly fatal accidents. The break in the road is an accident black-spot, still used to exit the pub and cross two lanes of traffic though clearly marked no entry. It has clearly been laid out over many years that the development occurring in the fields north of Tesco cannot be allowed access to/from the A27 so how can this development of a hotel be acceptable?

- ii) The submitted drawings are inaccurate and misleading in that there is currently an in/out access arrangement to the car park, but the drawings show one access will, in effect, be closed off and impossible to use being obstructed by a disabled access ramp.
- iii) Traffic and Parking: The additional vehicles would exacerbate access problems for the small group of local residents that have to pass into front of the pub to gain access to their homes, having to negotiate through obstructive and poor parking by some customers. The car park is not big enough for the pub as it is now. The Design and Access Statement states that there is currently 22 car parking spaces but a visit to the pub on a busy evening would show this is overstated and not to be the case. The old A27 is for access only and should not be used as overspill parking. It would not be possible to park 36 vehicles in the enlarged car park, especially as parking spaces will not be laid out. This amount of parking cannot be supported on a graveled car park with no defined bays. Parking will take place in the same haphazard format as present. There is no mention of where the 13 members of staff will park and it is reasonable to assume that staff will have cars given the rural location. There is no mention of how trade, refuse vehicles and emergency will safely enter or leave the site. No additional parking provision has been made for the proposed additional 26 restaurant covers which will be in addition to the existing pub and proposed hotel clientele.
- iv) Noise, Disturbance and Smells: We are a small rural area; the proposed development would undoubtedly cause additional noise and disturbance for residents to endure. The area has no mains drainage so would need cesspool drainage; and such a large amount of accommodation would require an increased frequency of tanker visits to empty it causing intolerable smells.
- v) Design: The development would be totally alien in this sensitive landscape close to Listed Buildings and it is surely implausible to consider any development bordering the National Park.
- vi) Overdevelopment: The infrastructure is fully taken up in this small hamlet and further development would break the harmony that currently exists between residences and the public house.
- vii) Electricity Substation: The overhead electricity substation in the car park supplies not only the pub but 5 neighbouring properties. It is inconceivable that so little thought has been given to how the applicant proposes to put the supply underground. Are the cables to be put underground to all neighbouring properties? The overhead substations are typically distanced from property because of the electromagnetic fields which are considered harmful – the bigger the substation the higher the electromagnetic field. The applicant has

- not demonstrated how the substation will be buried and brought to the surface to serve neighbouring properties.
- viii) Having a hotel on the doorstep will affect the community spirit of the hamlet. At the moment the pub has a very welcoming small country pub feel where residents meet to socialize.
 - ix) The hotel is not needed. There are already 2 large hotels (Premier Inn and Comfort Inn) less than 5 minutes away at Crossbush which are closer to tourist attractions, such as Arundel. There is also another Premier Inn in Angmering.
 - x) Occupiers of Smugglers Barn will be most affected by the proposals. The proposed kitchen extension will be physically attached and may reduce the value of the property. Being linked to a commercial kitchen will increase noise inside the property.
 - xi) The 2-storey hotel building will overlook the private garden of Smugglers Barn causing a loss of privacy.
 - xii) The hotel will bring more people to this small community who are likely to look around the area, walking the public footpath that runs alongside the garden at Smugglers Barn and further decreasing privacy in the garden.
 - xiii) The proposed hotel and car park will be close to the side of Smugglers Barn where a bedroom is situated. People can already be heard coming and going to the pub, walking on the gravel surface, often late at night, and this will only increase with the development.
 - xiv) English Heritage, Countryside Alliance and Sussex Police should be made aware of this dangerous application.

The West Durrington Northern Sector Consortium has no comments other than to request that if minded to grant permission, a condition is imposed to secure the retention of vegetation where possible and new planting along the site boundary in line with the south elevation of the new bedroom block to create a landscaped screen.

Relevant Planning Policies and Guidance

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.

The Committee should consider the application for Listed Building Consent in accordance with:

Section 16 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Special regard shall be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Worthing Core Strategy 2006-2026 (WBC 2011): Policy SO3, 5, 13, 11, 16
Worthing Local Plan (WBC 2003) (saved policies): RES7, H18, TR9
Supplementary Planning Document 'Sustainable Economy' (WBC 2012)
'Infrastructure Delivery Plan' (WBC 2010)
Supplementary Planning Guidance 'WSCC Parking Standards and Transport Contributions' (WBC 2005)
Worthing Hotel & Visitor Accommodation Futures (2013)
National Planning Policy Framework (2012)
National Planning Practice Guidance

Planning Assessment

Principle

The application site (and surrounding dwellings which make up the group), are located within the designated countryside, outside of the existing built-up area boundary. The development strategy outlined in Core Strategy Policy 13 sets out that new development needs for the town will be met within the built-up area boundary. Outside of this area it states that proposals that support countryside based uses may be considered if they are deemed essential or can contribute to the delivery of wider strategic objectives. The supporting text goes on to state that where such development is justified, proposals must be sensitive to their surroundings in terms of type of activity, siting and appearance.

Within this context Strategic Objective 3 of the Core Strategy sets out to promote and establish an environment that encourages and supports economic vitality. It states that development opportunities will be identified that maximize the potential for sustainable economic growth that supports existing businesses and attracts new ones to the town. It identifies as a key outcome that the cultural and tourism offer of the town will be upgraded, attracting more visitors to the town.

Core Strategy Policy 5 supports the development of suitable new tourist and leisure facilities with the aim of enhancing the visitor offer to support the regeneration of the town and help reduce seasonality. The supporting text (paragraph 6.42) identifies that in order to support the tourism sector there is pressure to provide quality accommodation for a variety of visitor needs. The Worthing Hotel & Visitor Accommodation Futures Study was undertaken to provide an objective, evidence-based assessment of the opportunities and requirements for the future development of all forms of hotel and visitor accommodation across the Borough. The Final Report identifies a market potential for the development of a wide range of visitor accommodation to meet current shortages at peak times during the Summer, and to capitalise on potential growth of contractor demand, corporate business and demand from people attending weddings and family parties, visiting friends and families locally. The Report suggests a requirement for incremental growth in accommodation and supply and a focus on high quality, modern accommodation that can generate new business in order not to undermine the viability of existing accommodation businesses. It specifically identifies the scope for pub companies to develop hotel bedrooms in conjunction with pub/restaurant development projects. The current proposals to improve the kitchen and increase restaurant covers at the Coach & Horses pub, together with the provision of a new

14-bedroom accommodation wing are therefore consistent with the findings of the Hotel & Accommodation Futures Study and would complement the recently approved proposals for the use of nearby Castle Goring as a wedding venue (SDNP/14/04412/FUL and SDNP/14/04413/LIS).

The policy approach within the Development Plan set out above is consistent with national planning policy in the NPPF which states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraph 28). It states that to promote a strong rural economy local plans should support sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors and which respect the character of the countryside, including through the development of well-designed new buildings.

Whilst outside the built-up area boundary it is worth noting that the site lies to the north of the West Durrington Urban Extension where the initial phases of development of up to 700 dwellings (and associated infrastructure and facilities) are under-construction in accordance with the West Durrington Strategic Allocation (Core Strategy Policy 1), the outline planning permission granted in 2012 (WB/11/0275/OUT) and the subsequent 4 no. reserved matters applications approved last year. Four further reserved matters applications for the remaining phases of the development approved in outline at West Durrington are currently under consideration. The application site adjoins agricultural land identified on the Proposals Map as the West Durrington Potential Future Development Area, which lies *inside* the built-up area boundary.

Although located outside of the current built up area boundary the site is previously developed and it lies adjacent to a future development site to the south and adjacent to the busy A27 strategic highway to the north. Given the character of the site, its relationship to the surrounding area and the identified need for this type of tourist accommodation it is considered that these proposals can be supported in principle subject to consideration of impacts on identified heritage assets, environmental and landscape character, residential amenity and highway safety. Despite the publicity of the applications undertaken as a safeguard, it is considered the proposals do not represent a departure from the local Development Plan, and accord with the broad objectives for sustainable economic development within the NPPF.

The Historic Environment

A Historical Report commissioned by the applicant investigated the former ownerships and history of the existing pub building and concluded that it started life in the mid-17C as an agricultural building – probably a barn – that was converted to an inn c.1741 known as The Rose and Crown Inn. Elements of the earlier barn are evident still in the roof structure of the pub. Adjoining to the east, Stanhope Lodge, and the outbuildings behind (south) of the pub form a dense group of a similar age. The Heritage Statement accompanying the applications states that although examination of historic Ordnance Survey maps suggests that the physical generality of this group has changed little since 1875, the converted barns beyond to the south are difficult to reconcile with earlier maps. [Smugglers Barn, in any event, is not listed.] The submitted Heritage Statement goes on to explain that the pub has been

extended in a variety of phases, with a 19C wing to the south-west, and a more modern C20 2-storey infill extension with a flat roof to the rear. The parapet flat-roofed toilet block on the west side is also a C20 addition.

The main 2-storey building has an attractive façade with distinctive slate-hanging above ground-floor, timber sash windows and a slate-covered roof. The main core of the building extends at single-storey eastwards roofed in local clay tiles. The historic significance of the existing building derives from its early origins and long history of use as an inn, having been altered and enlarged incrementally and evolving over time. Adjoining to the east, Stanhope Lodge is also of historic importance, forming part of the group. Built as a domestic building, the oldest part dates roughly from the time the inn was established c.1741.

The submitted Heritage Statement explains the form and layout of the extensions to the dining area as harmonizing with the existing single-storey outbuildings around the pub, having a 45° clay-tile gable roof with white-painted brickwork walls above a black-painted plinth line, arched openings and timber doors and windows. The L-shaped layout creates a subservient form which provides the enlarged dining area with a south and western aspect and allows for the retention of the existing outdoor seating and nearby large Sycamore tree. There are no new openings needed to break through into the proposed extension as access is gained from the west through the doorway into the existing toilet block and on the south side from the existing French door opening via a modest flat-roofed element. The concept is of a converted coach house, with the southern part having large 'coach doors' opening onto a timber-framed glazed screen with French doors. There would also be a timber-framed glazed opening on the west side of the extension with vertically proportioned sash windows on either side. Articulation of the front of the extension is informal and low key in comparison, consistent with the subservient relationship of this element to the main frontage range. An amended drawing has been received omitting the formal ramped entrance approach alluded to on the initial site layout plan in favour of a gentle re-grading of the ground to the north of the extension (by about 200mm overall) to provide a flush threshold into the building. Despite extending 4.2 metres further southward and 3.2 metres further westward than the existing toilet block, the proposal would represent a sympathetically designed replacement, more in keeping with and sensitive to the architectural character of the Listed building compared to the existing addition on this side.

The kitchen extension has been designed as a narrow, flat-roofed link, attaching the rear of the pub building to the outbuilding (currently used as stores). It would align with the eastern site boundary and incorporate the tall brick wall which marks the latter. The extension would involve blocking up an existing ground-floor window opening located within the C20 rear infill addition, plus the creation of a new opening in the north side of the outbuilding. In view of its position on the less historically sensitive part of the building, its modest size and simple form, it would not result in any harm to the historic importance of the building.

The proposed bedroom annex building is sited some 17.5 metres to the south and west of the public house. It would be a maximum 22.4m wide and 19.6m deep with the main 2-storey range having a deep, pitched-roof some 11 metres high overall with a part-hip form to the east and full hip to the west side. The smaller, perpendicular 1½-storey range attached to the north side would have a part-hipped

roof with a 10 metre long ridge 7.6 metres high and east-facing dormer. The design concept is that of a stable block with an L-shaped arrangement intended to create a sense of enclosure around a 'yard'. Despite its height and scale, the proposed bedroom annex would be located sufficiently distant from the listed public house, and on a different plane, that it would not harmfully impinge on, or detract from its setting or that of the wider group.

Visual Amenity and Effect on Landscape

Despite its larger footprint, it is considered the pitched roof form, proportions and detailing of the proposed dining/toilet extension on the west side would relate more comfortably to the main pub building in visual terms compared to the existing flat-roofed addition. Although set back from the frontage it would create a sense of balance with the single-storey element on the east side, whilst subservient to the main 2-storey building. The shape of the extension would allow for the retention of the existing large Sycamore tree with glazed openings facing onto the existing slab-paved area used for external seating. The latter is rather utilitarian and worn-looking and would benefit from being replaced with paving more sensitive to the historic character of the building.

The proposed kitchen extension is located on the less historically sensitive rear of the building. It would not be visible in public view, being screened from the west by the larger 'bulk' of the proposed dining/toilet extension. It would improve the capacity and functioning of the kitchen and would not detract from the appearance of the building in view of its modest scale and simple form, linking to the existing storage outbuilding. It is proposed to remove an existing, detached pre-fabricated garage/store within a fenced area to the west of the traditional outbuilding, which is welcomed.

The existing gravel car park adjoins the main pub building to the west, beyond which is the L-shaped pub garden wrapping round it to the south and west, enclosed by a mix of picket and close-boarded timber fencing with trellis on top. In the north part of the garden is an electricity pole with equipment mounted overhead. An overhead cable runs from the electricity pole eastwards across the car park to another pole close to the large Sycamore tree where the cable splits, both strands continuing east/south-east where one grounds via a fixture on the roof of the outbuilding and the other continues south-east over Smugglers Barn. The submitted site layout plan is annotated to show the removal of the poles and overhead cables, which it is proposed to relocate underground. The existing cables serve a number of properties and neighbours have expressed concern about the lack of clarity regarding how the supply would continue to serve neighbouring properties, particularly if this were to involve siting a sub-station closer to the existing residential properties. From an aesthetic point of view it would clearly be desirable to relocate the existing unsightly overhead cables underground, which would improve the setting of these historic buildings. No response has been received from UK Power Network in connection with consultation on this application. However, the applicant is aware that the supply to neighbouring properties would need to be safeguarded and his Architect makes the point that any alterations would have to be agreed by UK Power Networks and the work carried out by their approved contractors. The Architect states that there is no intention to move the existing transformer equipment eastwards closer to existing properties, and it is

generally understood that power suppliers are keen to countenance burial of lines to improve the robustness of their installation. If burial is not possible the re-location of the transformer pole to a position closer to the western site boundary could be investigated with relocation of the poles to a more favourable position on the site. It is considered this matter could be dealt with as a condition of planning permission following more detailed investigations and discussion between the applicant and the power supplier.

As set out above, the design concept of the proposed bedroom annex is that of an agricultural building, reflecting the history and rural character of this tight-knit group of buildings on the edge of the built-up area. It is considered the combination of its scale, form, massing, use of traditional materials and assiduous attention to detail including the irregular fenestration pattern with arched and buttressed 'infilled' openings on the ground-floor and vertical ventilation slots successfully creates the visual impression of a converted rural building that integrates comfortably into the context of the group and the wider landscape, viewed from the South Downs National Park. Despite its scale and height, the siting of the proposed accommodation annex at a distance from, and south of the Listed Building, together with its 'humble' rustic theme, will avoid it appearing over-dominant in relation to the more important Listed Buildings, or overly assertive in the hierarchy of built form.

The enlarged gravel car park would wrap around to the north and west of the accommodation annex. The overall expanse is broken-up on the north side by landscaped 'arms' in order to try to maintain a sense of informality in keeping with the courtyard setting. The individual parking spaces would not be formally marked out for the same reason. It is considered the existing very open views of the car park would be improved by replacing the existing low-level planter at the site entrance (made from timber sleepers) with a section of traditional flint walling. An amended drawing has been received to this effect, showing a new 8 metre long section of 1.2 metre tall flint wall with brick quoins and mortar haunch coping positioned to the south of the existing 'sleepers' with a new grassed verge in front.

The South Downs National Park Authority has commented that the setting of the accommodation building would be improved by soft planting, and there is scope for the existing soft borders to the north and west of the enlarged car park, and the 'buffer' to the south of the new building to be supplemented with additional planting to create a more attractive soft edge to the development. This could be secured as a condition of planning permission.

Residential Amenity

The main property affected by the proposals is 'Smugglers Barn', made up from converted farm buildings which have been altered and enlarged. The main living area within the original converted 'barn', and adjoining kitchen/utility room have an aspect onto an enclosed garden on the north side. However, the main aspect of the dwelling is south-facing over a large, landscaped garden. The latter adjoins agricultural fields to the south and west. The above-mentioned footpath comprising a public right of way adjoins the east side of the garden. The garden is enclosed by hedging and is completely private.

The proposed flat-roofed kitchen extension would involve a nominal increase in the height of the common boundary wall separating the properties but would have no physical impact on the living accommodation of Smugglers Barn, or the northern garden. The occupiers of Smugglers Barn have expressed concern that the increased capacity of the kitchen will result in an intensification of activity, additional noise, cooking smells and odours. The proposals do not include any changes to the existing extraction duct which is attached to the western wall of the rear-projecting, south-eastern element of the listed building. The Environmental Health Officer has confirmed that as the overall number of restaurant covers is proposed to be increased, the adequacy of the existing extraction and ventilation system will need to be reviewed. It is considered that this can be dealt with as a condition of planning permission, with a view, if a new system is required, to securing a replacement that is also designed to be more sensitive to its historic setting than that the bulky ducting currently in existence.

The drawings show the brick-built outbuilding to the rear (south) of the pub kitchen would be internally lined and a new cold store formed. The outbuilding is physically joined to the accommodation of Smugglers Barn with a utility room located on the other side of the party wall, and beyond that the main family kitchen. Although the outbuilding is currently used for storage in connection with the operation of the pub/restaurant it is reasonable to assume that the creation of a cold store has the potential to create additional noise. The approval of details of any plant and equipment in connection with the formation of the cold store can also be the subject of a planning condition, to include details of sound insulation measures where necessary.

The neighbour's main concern relates to the proposed accommodation annex, in particular its siting and the potential for overlooking the existing private garden resulting in a loss of privacy; and also the resulting increased noise and activity in relation to the west side of the Smugglers Barn where the main bedroom is located. Immediately to the west of Smugglers Barn is a fenced area of overgrown land within the curtilage of the public house underneath which LGP gas tanks are located. The garden of Smugglers Barn adjoins the south side of this fenced area and therefore extends some 10 metres further west of the dwelling itself. There are low-level timber sheds located in the north-west corner of the garden, adjoining the fenced area. The larger, 2-storey range of the proposed accommodation annex would have rooms at ground and first-floor with a south-facing aspect with an access corridor on the north side. Narrow windows in the east side of this element are located 15.6 metres from the flank wall of Smugglers Barn, but are clearly secondary in character and can reasonably be obscurely-glazed. The main concern relates to the nearest first-floor bedroom windows in the south elevation which although facing onto fields will allow for angled views toward the private garden of Smugglers Barn. Following discussions an amended drawing has been received shown the nearest first-floor bedroom window obscurely-glazed. Although not ideal it is considered the introduction of obscured glazing is a necessary safeguard to protect the residential amenities of the occupier of Smugglers Barn. The angle of view from the other windows in this elevation will be more oblique and filtered by existing trees growing between the building and the southern site boundary such that the impact in terms of overlooking would not be seriously harmful notwithstanding the garden is currently private. [It is worth noting that although this garden currently enjoys a relatively isolated position backing onto fields, the latter

are included within the built-up area, identified on the Proposals Map as West Durrington Potential Future Development Area, and expected to come forward for development in the near future.]

The lower-level range of the would have bedrooms with a west-facing aspect at ground-floor and one larger 'family' bedroom formed within the roof void of that element served by an east facing dormer. The west flank wall of Smugglers Barn includes 2 no. narrow, obscurely-glazed windows one serving the main bedroom and the other an en-suite bathroom. The proposed dormer window would be well-separated from these windows, in excess of 30 metres, and would have no adverse impact in terms of loss of privacy. The neighbour's have expressed concern about increased activity from people coming and going from the accommodation block to the pub, loud conversations and smokers hanging around outside. However, some degree of noise and activity is inevitable given the use of the premises as a public house, including for example, if the existing pub garden was used more intensively than currently appears to be case under current the pub management.

Accessibility and parking

As described above, the public house and surrounding dwellings are accessed from a (left in, left out) junction off the westbound carriageway of the A27, and via a short section of the old Arundel Road which (according to WSCC records) is not public highway. Highways England is responsible for managing an operating a safe and efficient strategic road network (SRN) on behalf of the Secretary of State for Transport and assesses all planning application involving a direct or indirect access to the SRN to determine whether or not the development will have any detrimental effect on the safe and efficient use of the network. Highway England has raised no objection to the development proposals in terms of capacity or the safe operation of the existing junction. Whilst the concerns of local residents are recognized, substantial weight must be afforded to the formal response of the statutory consultee on this matter.

Parking spaces are not demarcated in the existing gravel car park but the submitted application forms specify there is currently provision for 22 spaces (although that does seem a generous assessment). The proposed site layout plan shows provision for a total of 36 spaces within the enlarged car park (based on a standard minimum parking space dimension of 4.8 metres by 2.4 metres and separated by 6 metres depth minimum manoeuvring area). The above-mentioned WSCC Parking Standards SPG identifies a maximum parking standard of 1 car parking space per 5sqm plus 2 spaces per bar for public houses, and 1 space bedroom for hotel/guest house accommodation. Based on the submitted drawings there would be 129sqm of public area, which equates to 26 spaces, plus 2 spaces for the bar and 14 spaces for the proposed accommodation annex, amounting to 40 spaces in total. According to this calculation there would be a shortfall of 4 spaces from the maximum level of provision, although realistically this does not take into account customers staying in the accommodation annex that will also use the restaurant facilities. Nor is it likely that the accommodation annex would be fully booked at all times. WSCC has been consulted on the proposals as the Local Highway Authority but has raised no objection to the amount of parking provision or the configuration of spaces. Nor has any objection been raised to the access arrangement to the car

park, utilizing the existing westernmost opening as a single access/egress. The amended drawing shows the area immediately south of the easternmost access graded gently over 7 metres to provide a level threshold into the proposed dining/toilet extension, thereby avoiding the need for a formal access ramp.

Other issues

As with the other properties in this isolated group, the existing public house is not connected to the public foul sewerage system and connects to a cesspit under the car park. It is anticipated that the proposed accommodation annex will need its own dedicated bio-tank type septic tank which would be located in the south-west corner of the site (under the enlarged car park), on slightly lower ground and away from neighbouring properties. The applicant's Architect has clarified that the condition of the existing cesspit has yet to be examined and a judgement will need to be made as to replacing the existing foul drainage system. The Environment Agency has been consulted in response to the comments of Southern Water, and in view of the location of the site in a Source Protection Zone and Groundwater Vulnerability zone. Their comments are awaited and Members will be up-dated at the Committee meeting. In any event, it is considered pertinent to impose a condition requiring the precise siting and design of the means of disposal of foul sewerage from the development to be submitted to and approved in consultation with the Environment Agency prior to the commencement of development. [It is likely that as and when development of the land highlighted on the Proposals Map as the 'West Durrington Potential Future Development Area' comes forward, the potential will arise for the existing properties in this group to be connected to the public system.]

Recommendation

AWDM/0803/16 APPROVE subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Agree samples and schedule of materials prior to commencement
4. Agree sample panel of flintwork for the proposed accommodation annex and new wall prior to commencement
5. Agree and implement architectural details prior to commencement
6. Agree surfacing of car park and re-surfacing of external seating area prior to commencement
7. Enlarged car park to be provided prior to first occupation of accommodation annex
8. Agree and implement cycle parking provision
9. Existing pre-fabricated store removed from the site prior to commencement of use of the restaurant/toilet extension or accommodation annex
10. Agree re-siting of electricity transformer and supply cables underground, or where this cannot be achieved the re-positioning of the existing overhead transformer west of its current position and associated alignment of overhead supply cables.
11. Agree and implement details of disposal of foul sewerage for accommodation annex and enlarged public house.
12. Agree and implement surface water disposal
13. Agree and implement system for extraction and disposal of cooking odours

14. Agree details of plant connected to cold store and associated noise attenuation measures
15. Agree and implement soft landscaping scheme include supplementary tree planting
16. Agree tree protection measures
17. Windows in east elevation of 2-storey east-west range of accommodation annex to be obscured
18. Easternmost first-floor window on south elevation of 2-storey east-west range of accommodation annex to be obscured
19. Hours of construction work
20. No new external plant or machinery unless approved in writing by LPA
21. No external flues, vents, ducts, pipes (other than downpipes), aerial or meter boxes unless approved by LPA
22. No external lighting unless approved in writing by LPA

AWDM/0805/16 GRANT CONSENT subject to Conditions:-

1. Standard LBC time limit
2. Approved plans
3. Agree samples and schedule of materials prior to commencement
4. Agree sample panel of flintwork for the proposed accommodation annex and new wall prior to commencement
5. Agree and implement architectural details prior to commencement
6. Agree surfacing of car park and re-surfacing of external seating area prior to commencement
7. Protect LB and make good any damage

24th August 2016

Application Number: AWDM/0462/16

Recommendation – Approve

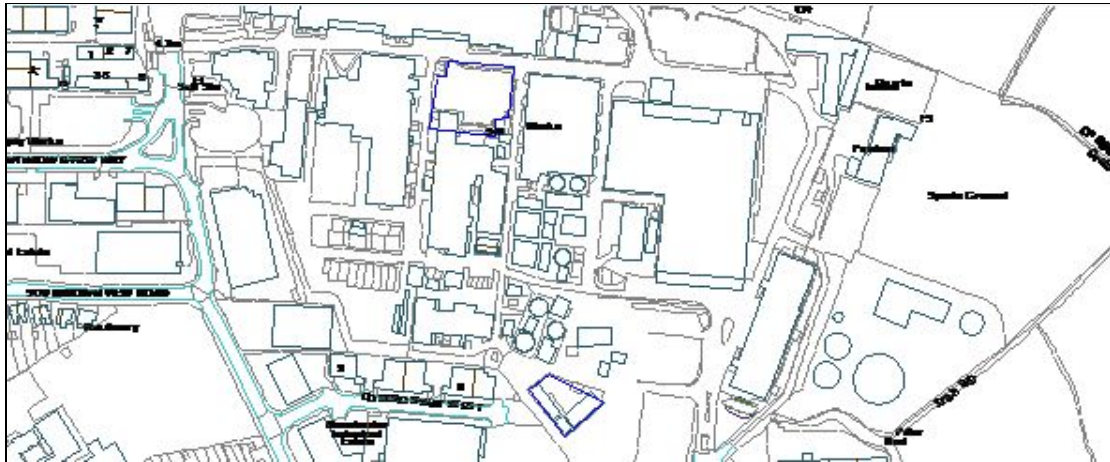
Site: Glaxo Smithkline Southdownview Way Worthing West Sussex

Proposal: Temporary modular building to house changing rooms

Applicant: Mr Steven Wake

Ward: Broadwater

Case Officer: Peter Devonport



Not to Scale

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Introduction

This application is deemed a “Major” application due to the size of the site and therefore is required to be determined by the Committee.

Site and Surroundings:

The ‘Glaxo Smithkline’ pharmaceutical research laboratory and industrial premises are situated in the East Worthing trading estate and comprise a large number of sizeable industrial outbuildings and structures. This very large site (16 hectares) is located at the northern end of Dominion Way and stretches northwards to Clarendon Rd, westwards to Southdownview Way and eastwards to the countryside in the Sompting Gap.

Following an industry regulatory directive the complex is split into the two penicillin and non-penicillin zones. The non-penicillin or primary production zone is in the inner southern part of the site accessed from Southdownview Way and the penicillin or secondary production zone in the remainder serviced from Dominion Way

The application site currently lies in the penicillin or secondary production zone but the western boundary of this zone planned to shrink so that the application site is incorporated into the non-penicillin or primary production zone.

The actual site is an open area of land covered in shingle and known as The Beach. It is centrally located and sits behind the tall outer buildings of 2A, 2B and 2C and other tall buildings. The site was previously occupied by part of building 7 to the west which was demolished over 10 years ago and the area filled in with demolition material and capped with the shingle.

The site is on land identified as potentially contaminated due to landfill, close to Flood Zone 2 and an aquifer. They are within a designated industrial estate.

Details of Proposal

The proposal is to install linked modular temporary buildings to provide changing rooms to support the temporary office complex on the adjacent site (previously given consent AWDM/1484/15) as part of the programme of incremental segregation between primary and secondary production zones.

The proposed facility is arranged as a single storey temporary modular building. It is around 20m x 6.5m and 3m high. The finish will be a composite factory coloured wall panel usually a powder coated metal faced construction or vinyl wrapped. Colour will depend on the system chosen but will be a neutral shade such as white, off white, goose-wing grey, grey or similar.

The foundations will be designed as reinforced concrete slabs which are supported on the surface gravel layer. Rain water from roofs will be collected and diverted to the site storm water system using the pebble area as existing and new connections whichever is most practical. Foul drainage will be connected into the existing system from the temporary offices.

The new building will be accessed from the existing main site entrance to the south (south access control gatehouse Building 22 on Dominion Way).

No changes to the highway or parking are entailed or soft landscaping.

The application is supported by a Planning Statement, Design and Access Statement and Flood Risk Assessment.

Consultations

Environmental Health Officer

No objections, other than request contaminated land condition imposed if any breaking of ground is involved.

Environment Agency

Previously commented that in view of uncertainty over use of piling for foundations in area of sensitive groundwaters, it is prudent to apply a piling condition as follows:

Condition

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Southern Water

Commented previously that;

"A formal application for connection to the public sewerage system is required in order to service this development,

Environmental Health Officer

Impose land contamination condition if breaking of ground involved.

Representations

None received.

Planning Assessment:

The main issues raised by these proposals are:-

- Principle of business development
- Impact on amenity
- Impact on appearance and the character of the area
- Impact on the environment, land contamination and flooding
- Impact on access /parking

As such the proposal should be primarily assessed against; Saved Worthing Local Plan Policies RES7 and H18; Core Strategy Policies 4, 15, 16 and 17
National Planning Policy Framework and Practice Guidance
Sussex Noise Guidance

Principle of business development

The sites sit in a designated and protected industrial estate in the Core Strategy.

The principle of business development is supported within the confines of such a designated, established trading area and the proposals both assist compliance with the regulatory imperative of segregating penicillin and non-penicillin production.

The principle behind the proposal was supported under the previous recent consent AWDM/1484/15; *New temporary offices (maximum of 3 storeys) to accommodate existing staff during extensive construction works on the main manufacturing site to facilitate separation between Penicillin and non-penicillin operations.*

Impact on residential amenity

The new buildings are remote from any residential dwelling and well screened by intermediate tall buildings and their impact is, accordingly, negligible.

The separation distances to any industrial neighbour are, likewise, acceptable in both cases and the functions to be carried out are compatible with any business neighbours.

Impact on appearance and character of the area

The site is within an established industrial area characterised by tall buildings and the temporary modular structures sit comfortably within this landscape. Their utilitarian form is acceptable as temporary buildings.

Neither would be visible from any boundary due to their separation distances, and screening provided by surrounding tall building and boundary tree planting.

Impact on environment

No demolition or excavations below are involved and the site sits on a slab and accordingly there appears to be no significant risk of land contamination or pollution of the aquifer. However, precautionary conditions are justified as requested by the Environment Health Officer and Environment Agency.

Ground floor levels are raised above ground levels to avoid risk of flooding.

Drainage is satisfactory.

Impact on access /parking

Staffing levels are unaffected and no parking spaces are shown as lost. Overall traffic generated on the site would not increase.

Recommendation:

Approve subject to following conditions

1. Remove buildings within 5 years and reinstate land to previous condition.
2. Build in accordance with approved plans

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.
4. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
5. Comply with Flood Risk Assessment and implement necessary mitigation measures.
6. Limit construction hours to between 7 am to 8pm

24th August 2016

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.