

## **ADDENDUM TO PLANNING COMMITTEE AGENDA (as at 18 Dec)**

### **MEETING DATE - 19<sup>th</sup> December 2018**

The following agenda items have updates to the original Committee report. Please note that this addendum will be updated on 18<sup>th</sup> December

#### **Item 2**

#### **AWDM/1480/18 – Columbia House, Columbia Drive, Worthing**

#### **UPDATES**

##### **Change to description.**

The applicant agrees that Class D2 should be removed from the description of the application, as explained in 3.22 of the Officer report.

##### **WBC Engineer - Drainage**

Supports application following recent flood risk assessment and drainage document, which should be adhered to Recommends amended wording to condition 19 as follows (changes in italics):

##### Condition 19:

Sustainable surface water drainage (SuDS) shall be *designed and constructed* in full accordance with the details, *including Section 10*, contained in the Flood Risk Assessment dated 30th November 2018 by RPS Consultants (Reference: HLEF65905/001R), submitted with this application. *However no development approved by this permission shall commence until full design details for the disposal of surface water have been submitted to and approved by the Planning Authority* and shall thereafter be retained and maintained at all times.

Reason: To ensure adequate and sustainable surface water drainage.

##### **Council's Viability Consultant**

With reference to 4.5 – 4.14 of the Officer report: The Council's consultant advises that the revised assessment, which follows extensive 2-way review between the Council and applicant, is fair and reasonable in its approach to the viability complexities. The lower profit assumption (17.5%) and financing costs are now in line with market norms. In terms of land value, (which is part of the cost of development); there are different ways in which land values can be identified; the lower land value used in the review is considered a reasonable.

It is noted that there are assumptions which an applicant could use which could move the development away from viability. Therefore, in the round, the proposed contribution to affordable housing (five shared ownership flats or £300,000 contribution), is considered fair. A review mechanism to allow for 50/50 splitting of any profits above 17.5%, if realised, is endorsed as a positive step.

## **Pedestrians and Cycling:**

Following further discussions, including with the County Highway officer, the applicant is agreeable to the provision of a narrow strip of land along the site frontage, for the widening of the public footpath in order to become a shared cycle-footpath, together with a financial contribution towards the physical works. This would be included within the proposed s.106 agreement.

The applicant will also amend the site plan to add a footpath link within the site, emerging close to the existing signalled pedestrian crossing near the southern boundary. This is in order to facilitate safe access to the nearby school and public park. At the Columbia Drive/Romany Road roundabout, new white lining is under discussion with the Highway Authority, which may enhance the safety of existing pedestrian crossing points. If required by the Highway, details of this can be agreed by an additional planning condition (*wording to be devised by officers*).

## **Emissions and Low-emissions vehicles:**

The applicant is undertaking a further air quality and emissions assessment, following discussion with the Environmental Health Officer. Indicatively, this is likely to further-endorse the importance of providing for low-emissions (EV) charging on the site as a means of mitigation. The applicant is supportive of this and has provided an amended plan including charging points around the site. An additional condition (below) can be added to require detailed specification of the EV charging scheme to be agreed and implemented.

## **Sunlight & Daylight**

Regarding houses in Columbia Drive, the applicant explains that these are further from the site than other houses and flats which were assessed and found to meet sunlight and daylight requirements, accordingly the effects of development will be no greater for these residents.

## **Trees**

Following a review of the frontage trees with the Council's tree officer and applicant's consultant, it is considered that whilst they make some contribution to the green-edge character of the frontage many of them are of poor form and appearance. More extensive removal than the amount shown, would increase the possibility for good quality new planting together with space for the wider public foot and cyclepath. It is recommended that Members provide authority for officers to obtain a revised tree removal plan, including appropriate replacement planting.

## **Bin storage**

The bin stores for and Building A, Columbia House, have been enlarged by amended plan and four parking spaces have been relocated. The plan has been sent to the Highways and Waste officers for comment.

## OFFICER COMMENTS

The cycle and pedestrian provisions are considered reasonable, well-related to the development and proportionate to the current proposal; they are supported by the County Highway Authority, subject to the agreement of details.

## CHANGES TO RECOMMENDATION

**s.106 Agreement to also include** - provision of land to widen public footpath along site frontage to shared cycle/footpath and financial contribution towards this work.

### **Additional conditions:**

EV charging:

*The development hereby approved shall include the provision of a cabling system for the purposes of electric vehicle charging to all parking spaces and a proportion of live electronic vehicle charging points, which shall be provided prior to the first occupation of any dwelling (or on a phased basis if agreed under condition 3 of this Permission). Details of the system and charging points including power rating and charge rate shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development, (with the exception of any demolition and stripping out works) and once installed, shall be permanently maintained, unless the Local Planning Authority gives prior written approval for any variation.*

*Reason: In the interests of sustainable transport and air quality.*

White Lining at roundabout

An additional planning condition if required by County Highway Authority, to require white lining at roundabout, according to a plan to be agreed. *Officer's to devise wording under delegated authority.*

Air Moving Plant

Correction to part ii) of condition 30 (underlined below)

*ii) No kitchen for the preparation of hot food shall be installed at ground floor level, (with the exception of an ancillary kitchen only for staff), unless details of means, plant or equipment for the extraction and disposal of cooking odours, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority.*

*Any plant or equipment approved under this condition shall be installed and maintained in accordance with the manufacturer's instructions and in the case of any ground floor kitchen, shall be installed before the kitchen use commences following which a test to demonstrate effectiveness of the odour extraction and disposal plant or equipment in terms of both its odour reduction and including its acoustic performance, shall be undertaken within one month of the scheme being implemented.*

## Drainage

Amended condition 19, as set out under the WBC Drainage Engineer's comments above.

## Access and footpath

A condition to be added to require a pedestrian footpath into the site at a suitable point along the southern part of its frontage.

## Trees

Retention, removal and replacement to be carried in accordance with an amended plan.

Please be advised that all plans and supporting documentation for the Agenda items are available to view online at the following link:-

<https://www.adur-worthing.gov.uk/planning/applications/view/>

Please use reference no: AWDM/1480/18

Worthing Borough Council

18 December 2018