



WORTHING BOROUGH  
COUNCIL

18 February 2020

| <b>Worthing Planning Committee</b> |  |
|------------------------------------|--|
| <b>Date:</b>                       | <b>26 February 2020</b>                |
| <b>Time:</b>                       | <b>6.30 pm</b>                         |
| <b>Venue:</b>                      | <b>Gordon Room, Worthing Town Hall</b> |

**Committee Membership:** Councillors Paul High (Chair), Noel Atkins (Vice-Chairman), Paul Baker, Jim Deen, Karen Harman, Martin McCabe, Helen Silman and Steve Wills

**NOTE:**

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail [democratic.services@adur-worthing.gov.uk](mailto:democratic.services@adur-worthing.gov.uk) before noon on Tuesday 25 February 2020.

**Agenda**

**Part A**

- a) Addendum AWDM/1865/20: The Wheatsheaf, Richmond Road, Worthing (Pages 1 - 2)

**Recording of this meeting**

The Council will be voice recording the meeting, including public question time. The recording will be available on the Council's website as soon as practicable after the meeting. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

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|--|---|
| For Democratic Services enquiries relating to this meeting please contact:                               | For Legal Services enquiries relating to this meeting please contact:       |
| Heather Kingston<br>Democratic Services Officer<br>01903 221006<br>heather.kingston@adur-worthing.gov.uk | Mustafa Khan<br>Lawyer<br>01903 221358<br>Mustafa.khan@adur-worthing.gov.uk |

**Duration of the Meeting:** Four hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

## ADDENDUM TO PLANNING COMMITTEE AGENDA

MEETING DATE - 26th February 2020

### **AWDM/1865/20: The Wheatsheaf, Richmond Road, Worthing**

#### UPDATES

- 1) Design: The applicant has provided an amended plan to show that all flats comply with National Internal Space Standards, with no further external changes needed.
- 2) Representations (following amended plans)

4 letters received from Ambrose Place residents in response to amended plans:

- Amended Plans do not fundamentally address inappropriate height and overlooking. Should not exceed 3 storeys, strongly object,
- Size will dwarf listed houses/homes opposite,
- Balconies also remain intrusive,
- Aesthetic tweaking but still small, squeezed, cramped flats,
- Shortfall of amenity space remains, garden will be overshadowed by the tree and most balconies are small,
- Cycle storage buildings still impinge on garden space and are hard to access & impractical,
- Further pressure on roads,
- Existing building could be re-used,
- Inadequate space remains for bins, which will overflow – who will manage these?
- Objections remain unchanged

3) Worthing Society

*“I have now had the opportunity to discuss these amendments with our Listed Buildings and Conservation Areas Sub-committee, (LCAS). We take the view that the amendments are not significant and consider that our initial comments should stand”.*

4) Highway Authority: No objection

Conditions should include provision of cycle storage, travel plan and a construction management plan.

5) Borough Major Projects Team

Oppose any reduction in pathway or planted-verge widths between Portland House and the Wheatsheaf from Richmond Road to Worthing Town Hall car

park. The space would be an essential requirement to ensure maximum egress and ingress for a future integrated health care facility & car park development.

CHANGES TO RECOMMENDATION: None.