

Application Number:	AWDM/0921/24	Recommendation: APPROVE subject to amended plans and expiry of the consultation period and subject to conditions.
Site:	40 - 46 Montague Street Worthing West Sussex BN11 3HB	
Proposal:	Two storey upward extension and remodelling of building to provide an aparthotel (Class C1) on upper floors with its entrance lobby to Portland Road at ground floor and the retention of retail space (Class E) at ground and part first floors, plus ancillary plant and equipment on the roof.	
Applicant:	Martin Millar (tor&co)	Ward: Central
Case Officer:	Stephen Cantwell	

The Interim Head of Planning and Development presented the report and confirmed the changes covered within the addendum and that the consultation period would end tomorrow.

In response to questions from Members the Officer affirmed that, in regards to the sunlight report and the possible impact on residents, Officers had undertaken the normal consultation process and had not received any comments from residents.

The Officer clarified that when a travel plan is complicated and the impact is uncertain, particularly regarding parking, monitoring the plan is essential and therefore a monitoring fee is applied. However, as this was a town centre site and would have no parking, the impact would not be potentially as significant and so a monitoring fee was not required.

Members were concerned that there had been no comment from Fire and Rescue but the Officer explained that, although they were quick to comment if they foresaw any issues, they often didn't comment otherwise.

Members also commented on the lack of lighting in Field Row and expressed concern that this may lead to anti-social behaviour. The Officer explained that this was unlikely to be the applicants responsibility but Officers could investigate this separately

There were two speakers, the planning agent and the applicant, who gave representations in support of the application.

In response to members' questions the speakers clarified their position on bio-diversity, safety to guests and local residents, waste storage and their adherence to the construction management plan to minimise disruption to local businesses. The Speakers also assured the Committee that they were committed to promoting local eateries and leisure facilities within the apart hotel rooms.

The speakers responded favourable to Members' suggestion of a falcon nesting tray being included on the roof of the site as Peregrine Falcons were becoming more

common within the town. The applicant also confirmed he was open to discussions regarding the shape of the corner dome and that he was keen to work with the Worthing Society regarding heritage aspects of the site.

During debate members discussed concerns that, with regards to condition 6, it would be possible for residents occupying a room for 90 consecutive days at the end of the year to then continuing to occupy the room for 90 days at the beginning of the next year resulting in 180 days of occupation. The Officer confirmed that the condition could be reworded to avoid that possibility.

The committee concurred that this was a thorough and well thought out application and was very good for the town.

There was a proposal to approve as per the amended recommendation which was seconded and voted in favour of unanimously.

Decision - To delegate authority to the Interim Head of Planning & Development to grant Planning Permission subject to:

- final amendments to design including slightly more rounded roof/slightly taller corner feature
- confirmation from Waste Management Officer that amended waste statement is acceptable
- expiry of reconsultation period
- amendment to condition 6 to avoid the possibility of continuous occupation of 180 days spanning 2 calendar years
- addition of landscaping condition, to include placing of planters to avoid overlooking of neighbouring properties
- addition of lighting condition with particular consideration to Field Row

Also subject to the receipt of amended plans and the following conditions:

1. Approved Plans [to be listed when finalised].
2. Standard time limit of 3 years for implementation.
3. Details

Prior to commencement, (or such times otherwise if agreed by the Local Planning Authority in writing) to submit:

A) Plans at a scale of 1:20 of key architectural features including:

- i) the depth of window reveals on each floor
- ii) details of the window designs including the dimensions and sections of glazing bars
- iii) details of dormers,
- iv) corner detail and roof
- v) details of corbels, mouldings, cappings, string courses and friezes
- vi) details of the balconies and canopies.

- vii) details of roof intersections and eaves and interactions with ground floor facade
- viii) rainwater goods

B) Samples of Materials to be submitted to and approved by the Local Planning Authority.

4. High Standard of Works with Ongoing Liaison

Prior to commencement of any works (including any works of dismantling of external fabric), a programme and timetable of development works shall be submitted to and approved in writing by the Local Planning Authority. This shall describe key stages of the implementation of development directed towards the attainment of a high standard of implementation and workmanship, including:

- i) Any dismantling of existing external fabric and construction of new fabric;
- ii) Working techniques during key stages to ensure design quality;
- iii) Arrangements for early stage review of works as they are implemented and provision to remove such works if they are deemed by the Local Planning Authority to be of an unsatisfactory standard;
- iv) Completion of works, including all design detailing, prior to commencement of the use hereby approved.

The development shall only be carried out in accordance with the details thereby approved.

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policies DM5 & DM24 of the Worthing Local Plan 2020 - 2036 and NPPF, 2023.*

5. No externally mounted services, pipes or vents without planning approval.

6. Use of The Site.

A) The use hereby approved of first floor level and above shall be for hotel accommodation only (under Class C1 of the Town And Country Planning (Use Classes) Order 1987, as amended and notwithstanding any future changes or re-enacting of that Order). Rooms and suites shall be let only on a short-term basis, where each short-term let is no more than 90 consecutive days in any one calendar year and shall not be extended during that calendar year. There shall not at any time be any use as dwellinghouses (flats and apartments), under Class C3 of the Town And Country Planning (Use Classes) Order 1987, as amended, or any Order revoking or re-enacting that Order.

B) The operator of the use shall maintain a register of guests at all times, including length of each booking and shall provide this on request of the Local Planning Authority within 14 days of such request

C) The hotel use shall only relate to the first floor level and above and not to the ground floor which, with the exception of the aparthotel entrance lobby to Portland Road shown on the approved plans, shall remain as retail space under Class E of the Town And Country Planning (Use Classes) Order 1987, as amended.

Reason: *To ensure that the accommodation hereby approved remains in hotel (Class C1) use and is not used as Class C3 residential accommodation, which would be likely to lead to substandard provision of internal and external space, and demands upon infrastructure which would require further planning consideration and to retain a Class E use at Ground Floor, in accordance with the Worthing Local Plan 2020-2036.*

7. Management Plan for the Hotel Accommodation, (including servicing, housekeeping, booking arrangements, maintaining a booking register. etc.).
8. Waste Management Plan.
9. Emergency Flood Management Plan.
10. Acoustic assessment and noise mitigation plan (ASHP and Plant Room).
11. Details of the solar panels.
12. Verification of Sustainability / Energy proposals.
13. Construction of drainage in accordance with details.
14. Details of blue roof drainage including management.
15. Construction Management Plan (including hours of working, minimising and management of noise, dust, pollution during development work).
16. Any other appropriate conditions.

Informatives to include:

Subsequent design changes which negatively affect the scale, appearance, proportions and quality of development are unlikely to be supported by the Local Planning Authority.