

## 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.