

Application Number: AWDM/2132/20	
Site:	<b>85-87 Montague Street, Worthing</b>
Proposal:	Change of use from Class E to flexible change of use (part) to mixed use to comprise use class E (Commercial, Business, Service) and F1 (learning and non-residential institutions) with F2 (Local community).

The Planning Services Manager outlined the application and Members were shown an aerial photograph of the site; location plan; and previous and proposed layouts of the premises.

As there was nothing further to add to the report, the Officer concluded his presentation and advised the Committee the recommendation was for approval.

A couple of Members raised queries with the Officer which were answered in turn. One Member questioned whether the Committee had any influence over the frontage of the development to create public interest. The Officer advised any substantial change to shop front would require separate permission. Another Member questioned at what stage, if at all, Officers would investigate acoustic insulation. The Officer advised Environmental Health had made no comment on the application and therefore it would not be required as a condition however, he advised there was a lack of residential properties close to the site.

There was a further representation from the planning agent who had elected to join the meeting, and the applicant who had joined to answer any queries the Members may wish to raise on the application.

During debate, all Committee Members welcomed and fully supported the proposal.

### **Decision**

The Planning Committee unanimously **APPROVED** the application, subject to the following conditions:-

1. Approved Plans
2. Full Permission
3. Prior to any cafe/restaurant use of the premises suitable means of extraction and ventilation shall be provided in accordance with details first submitted to and approved in writing with the LPA.
4. Details of bin and recycling storage to be submitted

5. Opening hours restricted to 9am – 11pm - Monday - Thursday, plus Sunday, 9am - midnight - Friday and Saturday and 9am-12pm on Bank Holidays.

Application Number: AWDM/0279/21	
Site:	<b>Car Park Adjacent Sea Lane Cafe, Marine Crescent, Worthing</b>
Proposal:	Temporary siting of storage container for 7 months of the year (April to October inclusive) for the storage of kayaks, paddleboards and ancillary equipment in connection with a seafront concession hiring such equipment.

The Planning Services Manager introduced the report and advised one extra comment had been received since the agenda was published.

The extra comment had been received from the Goring and Ilex Conservation Group who had stated they supported the provision of water sports facilities, but objected to the application due to the siting of the container as they considered it would be overbearing in a prominent location and could set a precedent. They suggested the container be moved nearer to the cafe and painted to reflect the brickwork of the cafe however, if permission were granted they felt the container should be maintained in good condition.

Members were shown an aerial photograph of the site, block plan and further photographs to assist Members' consideration of the application. The Officer advised the container would be dark green in colour to reduce its impact and match the existing hedge which would provide screening.

The Officer concluded his presentation by advising that siting of the container would be between April and October each year and that the recommendation was for approval.

There were no further representations made.

During debate, all Committee Members supported the proposal.

### **Decision**

The Planning Committee unanimously **APPROVED** the planning application, subject to the following conditions:-

1. Approved Plans
2. Colour of the container to be dark green
3. Siting of container to be allowed only between April 1st and October 31st inclusive each year.