

ADDENDUM TO PLANNING COMMITTEE AGENDA

MEETING DATE - 24th JULY 2019

The following agenda items have updates to the original Committee report.

Application Number: AWDM/1923/18 **Recommendation – Delegated
Authority to Head of Planning
& Development**

Site: **Beechwood Hall Wykeham Road Worthing West Sussex**

Proposal: **Single-storey extension to west elevation and external alterations including kitchen extraction duct to south roof slope. Revised access arrangements, re-modelling of car park and garden area with formation of external seating areas including paved terrace and decking, covered booth seating and enclosed pergola at north end of garden.**

Applicant: Brewhouse And Kitchen Ward: Central
Case Officer: Jo Morin

Application Number: AWDM/1925/18 **Recommendation – Delegated
Authority to Head of Planning
& Development**

Site: **Beechwood Hall Wykeham Road Worthing West Sussex**

Proposal: **Application for Listed Building Consent for proposed extension to west elevation and associated internal and external alterations to facilitate refurbishment including kitchen extraction duct to south roof slope together with revised access arrangements, re-modelling of car park and garden area with formation of external seating areas including paved terrace and decking, covered booth seating and enclosed pergola at north end of garden.**

Applicant: Brewhouse And Kitchen Ward: Central
Case Officer: Jo Morin

Consultations

WSSC Highways: The following further response has been received following re-consultation on the amended plans and description:-

“The Local Highway Authority (LHA) was consulted on this application previously for the single storey extension and revised access arrangements and provided comments dated 5th March 2019. The LHA has been re-consulted on this application following amended plans demonstrating the creation of a 'trade garden' providing

250 covers outdoors. The LHA requires additional information in order to adequately assess the application, as set out below.

Access

Previously, the proposed plans and documents indicated that the existing western access was proposed for closure. The LHA requests clarification from the applicant that the western access is still proposed to be closed off, as this has not been demonstrated clearly on the revised plans.

Capacity and Road Safety Audit

The plans indicate that the existing informal outdoor seating arrangement will be expanded and formalised to create a 250 cover outdoor trade garden. In addition, 130 covers will be provided within the indoor area, including the proposed extension. The plans do not indicate the existing number of covers provided within the existing arrangement. As such, the LHA is unable to determine the proposed increase in number of covers and determine whether the proposal would result in a material intensification of use of the site access. As a result, the applicant is requested to provide details of both the existing number of covers and the existing number of trips and vehicle movements associated with the existing arrangement, as well as the estimated trips and vehicle movements that are anticipated to be associated with the proposed increase in covers. Depending on the results of this analysis there may be a requirement for the application to be supported by a Full Stage 1 Road Safety Audit of the scheme in accordance with WSCC's Safety Audit Policy dated Sept 2015.

Conclusion

The LHA request that the applicant provides details of estimated trip generation for both the existing and proposed arrangement and if necessary, a Stage 1 Road Safety Audit. Please also clarify whether the existing western access is still p[roposed for closure.”

Adur and Worthing Council's

The Council's **Environmental Health Officer** has provided the following further comments on the basis of the amended plans and additional information provided:

“The Defra Risk Assessment provided on the Kitchen Extract System indicates a high level of odour control is required. It appears that ozone is being proposed to abate odour. The applicant should confirm the contact time for the ozone and what concentration of ozone would be injected into the duct.

There does not appear to be any smoke abatement included within the ventilation system. Pub food is generally considered to cause moderate smoke; the use of char grilling can produce high levels of smoke. It is advisable to install smoke abatement such as ESP before ozone treatment in high smoke/grease applications.

The application provides the sound power level of the fan. Details of the sound pressure level should also be provided. Clarification of the proposed hours of use of the kitchen is required. The Applicant should ensure the ducting and flue are mounted on anti-vibration mounts.

The plans indicate additional seating in the garden area to the north and east of the premises. A new close boarded fence has been proposed along the west and northern edge of the garden which will offer existing residents to the west some protection from noise. As this application is not introducing a new use to this site, I would consider it to be reasonable to allow the use of the garden until 23:00hrs Mon - Sat and until 22:00hrs on Sundays.

As there are residential dwellings in relatively close proximity I would advise that there should be no live or recorded music outside of the premises. Doors and windows should be kept closed when live or recorded music is played within the premises.

Bottles to be disposed of between 08:00 hrs - 20:00 hrs only, and waste collection of bottles should be arranged for day time hours.

No deliveries to or collections from the premises outside the hours of 08:00 hrs - 20:00 hrs Monday to Saturday and 10:00 hrs - 18:00 hrs on Sundays and bank holidays.”

The Council's **Tree and Landscape Officer** confirms that the separate consent of the Council's Parks Department will be required to fell any off-site trees within the verge (including the Wych Elms T.12 and part of the group G.21).

In the absence of any sound arboricultural reason the Officer remains of the view that there is insufficient justification for the felling of Ash (T.9) and Holly (T.57). He has expressed concern that the proposed garden structures may affect the existing trees, but has not yet had an opportunity to undertake a site inspection.

Representations

The Worthing Society has commented on the amended proposals as follows:-

“Thank you for the opportunity to forward our comments in respect of the re-consultation for Beechwood Hall. We have reviewed the latest changes and remain broadly supportive of this application as set out in our [earlier comments].

However we do have serious concerns about the proposed kitchen extraction system shown in the applicant's amendments. This includes the installation of a large industrial- looking flue which is clearly visible on the exterior of the property. In our view it would cause an unacceptable degree of harm to this Grade II Listed Building and its addition would, in the opinion of the Society be contrary to the provisions of the National Planning Policy Framework. Whilst there are undoubtedly challenges in regenerating older buildings, our nationally designated heritage assets are an irreplaceable resource and every effort should be made to protect the fabric of their historic character.

We note from the Officers Report to the Planning Committee that the inclusion of the proposed kitchen extraction system necessitating this large flue element would not in fact be supported. Therefore we welcome the fact that Council Officers will carry out

in-depth discussions with the applicant and his architectural team to work out a scheme which is more sensitive to the building's unique character and of course to the surrounding Conservation Area. Perhaps the extraction system can be re-sited or built in a material that is sympathetic to the original building.

The Society supports the request for 'delegation' plus the careful implementation of the eighteen conditions to bring about a successful regeneration of this important listed building and surrounding landscaped area. We hope the Conservation Officer will be closely involved in the process and particularly with the revisions to the kitchen extraction system."

As far as we can tell the rest of the amendments do not seem significant."

A comment has been received from a third party querying the implications of the proposals on archaeology as it is understood a hoard of Roman coins was found when the Swiss Cottages were built.

At the time of writing, no further comments have been received from neighbours following notification of the amended plans and description.

Planning Assessment

Kitchen Extract

A site meeting has been arranged with the Applicant's catering consultant and Council officers (including the EHO and the Conservation Design Architect) to try to identify a technical solution for disposal of cooking odours that is more sensitive to the important historic character of the building. Unfortunately, due the number of people and expertise required to be present, it has not been possible to arrange the meeting until after the Committee meeting on 24th July.

Archaeology

The Historic Character Assessment (Extensive Urban Survey) undertaken for Worthing in 2009 confirms that Roman coins were discovered in 1826-8 during the construction of Park Crescent, and Roman pottery shards were discovered when Wykeham Court and Woburn Court were built in the 1960s (east and south of Beechwood Hall). However, the Council's Conservation and Design Architect considers the proposals would have limited implications for archaeology bearing in mind the proposed restaurant extension is sited above an existing basement (and stepped access to the latter).

Accessibility and Parking

It is understood a Transport Consultant has been engaged by the Applicant to provide the further information requested by the Highway Authority.

Recommendation

It is recommended that determination of the applications AWDM/1923/18 and AWDM/1925/18 is delegated to the Head of Planning & Development to allow further negotiations with the Applicant to identify an acceptable solution:-

- (i) for the kitchen extraction system that deals effectively with disposal of cooking odours and smells, but addresses the unacceptable impact of the current proposals on the important historic character and appearance of the Listed Building and the surrounding Conservation Area
- (ii) to address any highway safety issues arising from the amended plans raised by the local Highway Authority; and
- (iii) to address any adverse impact on preserved trees arising from the amended plans identified by the Council's Tree and Landscape Officer;

Subject to the conditions listed in the agenda report, and any further conditions necessary arising as a result of negotiations relating to (i), (ii) and (iii) above **and the following additional conditions:-**

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19. Doors and windows shall be kept closed when live or recorded music is played within the premises.

20. No bottles shall be disposed of except between 08:00 hrs - 20:00 hrs only.

21. No deliveries to or collections (including collection of waste bottle) from the premises except between the hours of 08:00 hrs and 20:00 hrs Monday to Saturday and between 10:00 hrs and 18:00 hrs on Sundays and Bank and Public holidays.