Development Management – Delegated Officer Joint-Report

Application Number: **AWDM/0870/23** **Recommendation: Approve**

Site: 22 Clifton Road, Worthing

Proposal: Application for Approval of Details Reserved by Conditions of approved application AWDM/0072/21:

- Condition 3 (Demolition contract programme);
- Condition 19 (Construction Management Plan); and
- Condition 20 (Tree Protection Plan and Arboriculture Impact Assessment)

Date of Site Visit: 16/8/23

Neighbours Checked: Yes

Application Number: **AWDM/1054/23** **Recommendation: Approve**

Site: 21 Victoria Road, Worthing

Proposal: Temporary change of use from Vicarage Gardens to Construction Site Compound to support the redevelopment site at 22 Clifton Road (AWDM/0072/21).

Date of Site Visit: 16/8/23

Neighbours Checked: Yes

Proposal, Site and Surroundings

This application covers two sites; land at 22 Clifton Road (circled red, below) on the corner of Clifton Road and an access drive/Church Path to St Andrews Church. Here a planning permission AWDM/0072/21 is about to be implemented for demolition of the existing building and the construction of a block of temporary accomodation flats.



The second site for the proposed temporary site compound is located approximately 25-30m to the south east (circled blue). It comprises half of the rear garden of the Vicarage, no 21. Victoria Road.

This garden land fronts onto an informally surfaced, unadopted service road known as Mortimer Street, which runs between the rears of Clifton Road and Victoria Road, this road continues northwards towards the Clifton Road site, intersecting with the St Andrews Church path / driveway at the corner of the Clifton Road site. The garden land is accessed via a gateway in the (curtilage-listed) flint wall at its north-west corner. Some small trees at the southern boundary have been felled recently and half of the lawn removed. The Vicarage and neighbouring St Andrews Church are Grade ii-listed buildings but not within a conservation area.

Site Histories

21 Victoria Road: AWDM/0989/21 Proposed 3no. 2-bedroom dwellings arranged as a terrace with associated access, parking and landscaping. **Approved 9/12/21**

22 Clifton Road: AWDM/0072/21 Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road) **Approved 22/5/23**

Consultations: AWDM/0870/23 - Discharge of conditions

Highway Authority: No Objection

The LHA are satisfied with the above measures taken and would raise no objection for Condition 19 (Construction Management Plan) being discharged.

Environmental Health: No Objection

This is acceptable for signing off

Tree Officer: No Objection

The tree protection is adequate.

NB. The tree officer comments on a related current application **AWDM/0978/23** regarding drainage works in relation to trees, are as follows: *I have looked at the tree protection measures and I consider that the barriers, ground protection and specific foundation works of beam and pile within root zones, are acceptable. The proposed rain and foul water pipes are within the RPAs, this is feasible by threading pipes through and past existing roots rather than digging a clear trench. To achieve this I would suggest that an Arboricultural Consult is used for advice and as a Arboricultural Supervisor whilst works in the RPA are carried out.*

Consultations: AWDM/1054/23 -Temporary Site Compound

Highway Authority: No Objection

The Local Highway Authority does not anticipate that there are any highway safety or capacity concerns associated with the temporary change of use; therefore, no objection is raised.

Environmental Health: No Objection

Recommends condition:

> *The site shall not be used other than between the hours of Monday - Friday 08:00 -18:00 Hours Saturday 09:00 -13:00 Hours Sundays and Bank Holidays no use permitted. Any temporary exception to these hours shall be agreed in writing by the Local Planning Authority at least five days in advance. The contractor shall notify the local residents in writing at least three days before any such change.* ***Reason****: To safeguard the residential amenity of the area.*

Conservation Officer: Concerns

Please note my concerns:

> The indicative position of the access is slightly out, as the opening appears to be directly off the corner. I have concerns that where deliveries are made to the compound, due to the very tight development site, large vehicles will not be able to turn in without wanting to widen the opening.
>
> The other issue, the amount of tree/shrub cover that currently exists on the "compound site". Looking at where they propose to put their office and store, they would appear not to have any plans to retain this soft landscape vegetation. Even hoisting these units onto such a tight site will be very difficult.

Representations: One letter Objects (**AWDM/1054/23 - 21 Victoria Road)**

Recent removal of old trees at the site boundary has affected outlook, character and amenity with impact on wildlife, also is contrary to global warming concerns. Impacts of noise, do not want dumper trucks and diggers and noise.

Relevant Planning Policies:

Worthing Local Plan, 2020 - 2036: Including DM5 Quality of Built Environment; DM18 & DM19 Biodiversity and Green Infrastructure DM22 Pollution; DM23-24 Historic Environment
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

AWDM/1054/23 -Temporary Site Compound

The application for use of land for 18 months as a site compound. This entails removal of topsoil and laying of temporary MOT aggregate surface, along with two 7m x 3m single storey structures, for use as a site office and for lockable storage respectively, roughly in the centre of this area. A storage compound for materials would be located to the NE corner, away from residents.

Boundaries. The site is bounded on three sides by curtilage-listed walls, including the prominent frontage flint wall, with the existing access close to the NW corner. A fence separates the site from the remainder of the garden to no.21 Victoria Road. The access would be used as access to the site during its use as a compound. Recently this wall has sustained damage along a short distance (estimate 1-1.5m) immediately adjacent to the access, which the applicant has undertaken to reinstate. Boundaries would be protected by Heras fencing during the temporary period.

It is noted that if planning permission AWDM/0989/21 for three. dwellings is implemented (it remains extant until December 2024), the access point would move to a more central position in the frontage, however, until and if this happens, it is important that the curtilage listed wall is reinstated.

Trees, shrub and the lawn have been removed, which is a source of objection from the neighbour. Whilst tree felling does not require planning approval, and is also allowed by the permission for three dwellings, it is also considered reasonable under the requirements of policies DM18 & DM19 Biodiversity and Green Infrastructure that a planting scheme should be sought and implemented at the end of the temporary use. This can be designed to allow for the future construction of the approved dwellings, if it is intended to implement that permission.

It is also noted that the applicant intends to undertake surfacing repairs to Mortimer Street, scraping back the existing surface, filling holes and providing a uniform unbound permeable MOT surface, which retains the informal character of the street and is considered to constitute Permitted Development under the General Permitted Development Order, Sch 2, Part 9 (e).

Management of Site Compound & Development Site (incl. AWDM/0870/23)

The two applications are linked by the Construction Phase Plan, which serves as the Construction Management Plan (CEMP), required by condition 19. This describes the use of the site compound and works on the development site.

The CEMP refers to measures to minimise dust and noise, including the use of damping-down and water cannons where necessary; wheel washing; working hours (8am-5pm weekdays and 9am/1pm on Saturdays), no use of radios; the frequency of deliveries 5-10 per day; security lighting will only activate in the event of intruders. The environmental health and highways officers are satisfied with these. The CEMP

includes the informing of neighbours of the key stages of development works, their duration and contact details, which will also be displayed on-site.

The application contains a four week demolition programme, which overlaps with the 18 month overall development programme of the CEMP, in order to meet the requirements of Condition 3 (Demolition contract programme). This condition is intended to minimise the risk of a time-gap between demolition and construction, mindful of the impact on the setting of the listed Church and Vicarage. The CEMP also lists the contractor and consultant teams in accordance with condition 3.

Tree Protection - Condition 20

On the development site, trees at the rear boundaries (north and east) are removed, but the frontage trees are to remain; these have been re-pollarded recently. The tree officer is satisfied with plans submitted under AWDM/0870/23 for tree protection.

In connection with another current application for discharge of drainage conditions (AWDM/0978/23), the tree officer is satisfied with foundation designs in relation to trees but has added that: *proposed rain and foul water pipes are within the RPAs. This is feasible by threading pipes through and past existing roots rather than digging a clear trench. He suggests that an Arboricultural Consult is used for advice and as a Arboricultural Supervisor whilst works in the RPA are carried out.* An informative can be added to this approval to cover this.

Recommendation AWDM/1054/23 - Temporary Site Compound Approval

Recommendation AWDM/0870/23 - Discharge of conditions. Approval

Conditions - AWDM/1054/23

01. Approved Drawings/Documents including CEMP

02. Temporary use until 31st March 2025,and reinstatement

03. Use to accord with Construction Phase Plan (CEMP)

04. Hours of Use

05. Replanting - reinstatement of any which fails within 5 years.

Informatives - AWDM/1054/23

1. Pollution and Nuisance: Minimise noise and disturbance in accordance with CEMP and including no idling engines also any generator if required, to be agreed with the Environmental Health Team.

Informatives - AWDM/0870/23

1. Pollution and Nuisance: Minimise noise and disturbance in accordance with CEMP and including no idling engines also any generator if required, to be agreed with the Environmental Health Team.

2. Tree Protection and Drainage: Arboricultural Supervision of pipe routing during drainage works, as agreed by the applicant.

Is recommendation contrary to letter(s) of representation? Y (AWDM/1054/23)

Case Officer: Stephen Cantwell Date: 08/09/2023

Authorised: James Appleton Date: 08/09/2023