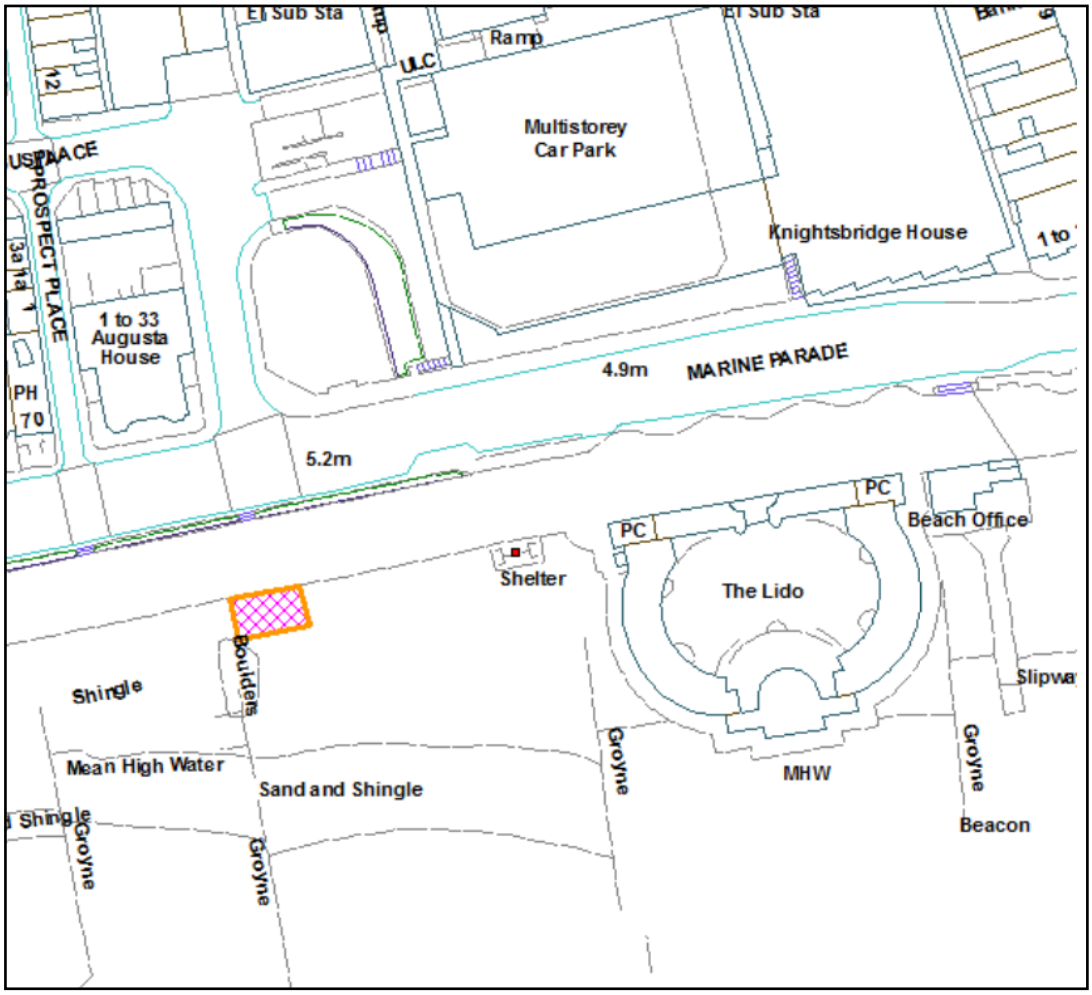
Application Number:	**AWDM/0217/25**	**Recommendation - GRANT permission subject to the expiry of the consultation period**
Site:	**Shelter West Of The Lido, The Promenade, Marine Parade, Worthing**	
Proposal:	**Proposed re-positioning of Worthing Borough Council's existing Beacon**	
Applicant:	Mr Matthew Marchant, Adur & Worthing Councils	Ward: Central
Agent:	As per applicant	
Case Officer:	Gary Peck	



Not to Scale

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Proposal, Site and Surroundings

This application seeks full permission to reposition the Worthing Beacon from its existing site on the Promenade opposite Montague Place to the north, to a site approximately 150 metres to the west. The new site is adjacent to the shelter, west of The Lido and opposite Augusta Place/Grafton Car Park. The new location would also be close to the art installation and History of Promenading sign.

The reason for the relocation is that the site for the Observation Wheel is very close to the existing site of the Beacon (in the past the protective fencing has passed immediately adjacent to it).

The application site is within the Conservation Area.

Relevant Planning History

None relevant to the determination of the application

Consultations

Environmental Health: No objection

Worthing Society: I have now had the opportunity to discuss this proposal with our Heritage Team who consider the Beacon to be an important element on the seafront. It is important that the Beacon shows to advantage and can be easily used for any future events. Following a discussion with the Councillor for Regeneration, we understand the reason for re-locating the Beacon is so that it will not be overshadowed or obscured by the return of the Wheel. I am pleased to advise you, therefore, that the Society has no objection to the proposal.

Representations

No comments received

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036:
DM5 Quality of the Built Environment, DM6 Public Realm
Supplementary Planning Document 'Sustainable Economy' (WBC 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

For Listed Buildings and Conservation Area:

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

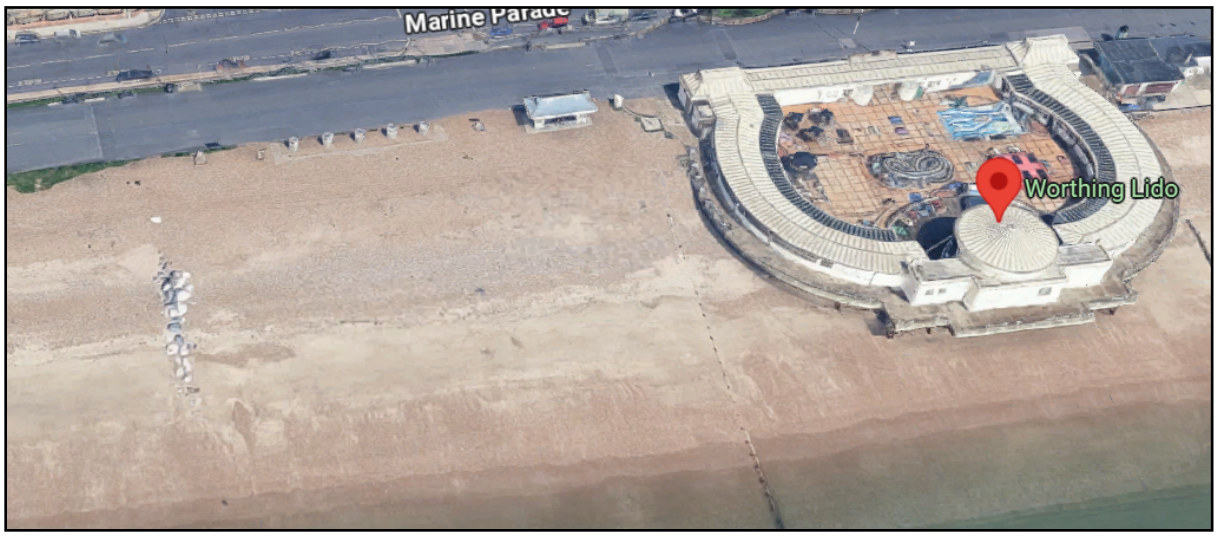
Planning Assessment

The main issue in the determination of the application is the effect of the proposal upon the character and appearance of the area.

The site of the existing Beacon is in a relatively open position for the winter months and its attractive appearance can therefore be seen relatively clearly. However, during the months when the now established Observation Wheel is in situ, it has become rather hidden as shown in the image below:



It is therefore considered that a new location would enable the beacon to be appreciated during the year as a whole. Its proposed location to the west of the Lido and the existing seafront shelter would enable a wider view of the structure, particularly when viewed from the west:



Accordingly, it is considered that there is no objection to the relocation of the beacon and therefore it is recommended that permission be granted.

Recommendation

GRANT permission subject to the expiry of the consultation period

Subject to Conditions:-

1. Approved Plans
2. Full Permission

26 March 2025

Local Government Act 1972
Background Papers:

As referred to in individual application reports

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