Development Management – Delegated Officer Report

Application Number: AWDM/0573/24 **Recommendation:** APPROVE

Site: Merriman Grange 102 Warren Road Worthing West Sussex BN14 9QX

Proposal: Approval of Details Reserved by Condition 13 (Site Management Plan) of application AWDM/1157/21

Relevant Planning History:

AWDM/1157/21: Variation of condition 1 (approved plans) of approved AWDM/0769/20 (Demolition of No's. 106 and 108 and construction of a three and a half storey 82no. bedroom care home (C2 Use) and associated car parking and facilities including works to public right of way) and condition 21 (Sustainability and Air Quality). Permitted 15 Sept 2021

AWDM/0769/20: Demolition of No's. 106 and 108 and construction of a three and a half storey 82no. bedroom care home (C2 Use) and associated car parking and facilities including works to public right of way. Approved 11 Sept 2020

Consultations:
Private sector housing: No Comments from PSHT (EH)

Environmental health: The phrases "where possible" are not needed and if I'm honest they will just cause issues as they are vague and ambiguous. In respect of signs in car parks, they only work if monitored and enforced. Are service deliveries covered by restrictions? If not then they should also be included, to avoid lorries and vans arriving in the late evening/middle of the night.

Condition wording

Condition 13: Prior to the occupation of the development, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority, to set out details for the management of the site, indoors and outdoors to minimise risk of noise, disturbance and fumes, and to include identification of the person (s) responsible for implementation and ongoing adherence to the Site Management Plan. The Management Plan shall be permanently adhered to unless the Local Planning Authority gives prior written approval for any variation.

Reason: To ensure management of the site to minimise risk of noise, disturbance and fumes, in the interests of the amenities of occupiers and neighbours.

Assessment

The committee report indicates that “a site management plan is recommended in order to ensure that use of outdoor areas and the building generally, (such as sound from within), is managed to minimise impact upon neighbours”.

The Council’s environmental health officer and planning officers requested changes to the plans. A revised plan has been provided which included update details on adhering to delivery times, management of noise from within the building, location of smoking areas, and parking signs.

It is recognised that the site is a residential facility for elderly people and therefore the nature of the use is likely to result in fewer noise impacts than other uses would. While some information is still rather vague the revised document is considered to sufficiently address on site management, particularly in outdoor area. The agent has confirmed that the duty manager once appointed will be responsible for implementation and adherence to the plan.

Therefore, it is considered that the information is sufficient to ensure management of the site to minimise risk of noise, disturbance and fumes, in the interests of the amenities of occupiers and neighbours.

Recommendation
Approve condition 13

Case Officer: Louise Prew Date: 16/10/2024

Authorised by: Stephen Cantwell Date: 16/10/2024