THE WORTHING SOCIETY

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Head of Planning & Development
Planning Department
Adur & Worthing Councils
Town Hall
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BN11 1HA

11 September 2024

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APPLICATION NUMBER: AWDM/1201/24 : Shelter South Of Windsor Road, Opposite 171 Brighton Road, Worthing

PROPOSAL SUMMARY: Change of use of public shelter to one retail unit and one unit for facility for Worthing Beach Fleet fishermen to provide cold storage, toilet and ice making facilities plus associated alterations. The principles of the design to follow planning permission AWDM/1306/13, now time expired, but to have enclosure on south side of Rotunda which is fully enclosed yet built within and expressing the existing frame structure.

Thank you for requesting our comments in respect of the above planning application. I have now had the opportunity to discuss the application with our Heritage Team and we have the following comments:

The application relates to a change of use in respect of a distinctive seafront shelter on the east side of the promenade opposite the Brighton Road. This characterful building, in the style of a rotunda and flanked by columns, is recorded in the Councils Local Interest list. The shelter has, for some years, been boarded up due to anti-social behaviour and it has been difficult to appreciate the architectural qualities. The change of use will be to install one retail unit and one unit to provide facilities for Worthing Beach Fleet Fishermen.

Whilst we are broadly supportive of the application, which would be an opportunity to revitalise this area of the seafront and bring the building back into viable use, great care needs to be taken to ensure the character and structural qualities of this distinctive shelter are retained. On looking at the Planning Application we do have some concerns and raise the following points:

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1. Has there been prior consultation with the fishermen as to who would use and insure and take responsibility for the building.

2. What security measures will be put into place by the applicant?

3. There is mention of a tractor store but nothing is shown on the plans for this.

4. It is not clear what the design of the shutters would look like or the 'colour palette' to be used. The shutters would also need to be enclosed behind the pillars.

5. As the retail use of the north section of the building facing Brighton Road has not been agreed, there is no detail of the windows or doors and how these would be configured. Will any changes be set behind the columns to keep the character of the shelter?

In summary we have noted the recommendation to 'Approve' in the Officer's Report to the Planning Committee. The new facilities at the Rotunda shelter would contribute to preserving Worthing's Fishing Heritage. However, we respectfully suggest that should the Committee approve the application, our concerns should be overseen by relevant planning conditions to ensure a positive outcome for the community whilst retaining the character of the Rotunda building.

I hope this is helpful

Yours sincerely,

[redacted]

[redacted]

Cc: [redacted] - Worthing Society Heritage Team

Cc: Planning Dept., Adur & Worthing Councils (REDACTED)