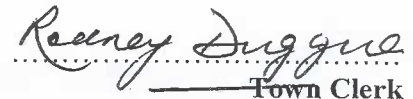




The Council House · North Street · Chichester · West Sussex · PO19 1LQ
Tel : 01243 788502 · Fax : 01243 773022
Email : clerk@chichestercity.gov.uk · Website : www.chichestercity.gov.uk

Town Clerk : R Duggua RD BA (Hons)

**YOUR ATTENDANCE IS REQUESTED AT A MEETING OF THE
PLANNING AND CONSERVATION COMMITTEE
TO BE HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 23 NOVEMBER 2016 AT 5.30PM**


Town Clerk

A G E N D A

1. MINUTES OF MEETING OF COMMITTEE HELD ON 26 OCTOBER 2016
(*Copy previously circulated*)
2. DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON THE AGENDA FOR THIS MEETING
3. PLANNING CONTRAVENTIONS
4. APPLICATIONS FOR PLANNING PERMISSION
 - (i) CC/16/03484/FUL
Elberry Properties Ltd
18 Lavant Road Chichester
West Sussex PO19 5RG
 - (ii) CC/16/03616/FUL
Lever House Lavant Road
Chichester PO19 5RG
Demolition of existing dwelling and construction of 2 no. dwellings

Planning Adviser's Reports (*attached*)
5. REVIEW OF THE PLANNING SERVICE - UPDATED 31 OCTOBER 2016
Copy of Planning Adviser's Report (*attached*)
6. APPLICATION NO. SDNP/16/04679/CM, MARKWELLS WOOD WELL SITE SOUTH HOLT FARM, DEAN LANE END, FORESTSIDE
Planning Adviser to update the Committee on Environment Agency comments
7. APPLICATION NO. CC/14/04301/OUT (WHITE HOUSE FARM)
LAND WEST OF CENTURION WAY AND WEST OF OLD BROYLE ROAD, CHICHESTER WEST SUSSEX
Planning Adviser to update the Committee following the District Council's meeting on 11 November 2016

Cont'd.....

Twinned with Chartres, France and Ravenna, Italy

8. CHICHESTER HISTORIC ENVIRONMENT STRATEGY AND ACTION PLAN - CONSULTATION DRAFT
Planning Adviser to report
9. MINUTES OF SUB-COMMITTEES AND WORKING GROUPS
(Copy previously circulated)
 - (a) Planning Delegation Sub-Committee
8 November 2016 (Lists 42, 43 and 44)
10. ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

DATE OF NEXT MEETING : WEDNESDAY 21 DECEMBER 2016

To : Members of the Planning and Conservation Committee
Councillors Dempster, M Evans, Joy, Keyworth, Kilby and Plowman
Ex Officio Members:
The Mayor (Councillor P Budge) and Deputy Mayor (Councillor P Evans)
Chairman of Finance Committee: Councillor Dignum
Chairman of Community Affairs Committee: Councillor Galloway
Planning Adviser and Mayoral/Administrative Assistant

The filming, photographing and recording of City Council meetings is now permitted by those members of the press and public attending. This includes the use of mobile devices by those using social media. It would be appreciated if anyone who wishes to do this could let the Chairman know before the meeting commences.

However, these provisions will not apply on occasions where the press and public are excluded from the meeting when confidential matters are discussed.

It is requested that discretion is exercised and nothing done to disrupt or distract the meeting in any way. The Chairman will reserve the right to request that filming/recording ceases if it is having a detrimental effect upon the meeting. If you do not wish to be filmed then please let the Chairman know so that alternative arrangements can be made.



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 23 NOVEMBER 2016

- (i) CC/16/03484/FUL
Elberry Properties Ltd
18 Lavant Road Chichester
West Sussex PO19 5RG

Introduction

The application site is located on the east side of Lavant Road just north of The Avenue. It comprises a large detached property "Woodpeckers" on a site area of approximately 0.28 hectares.

The proposed scheme is to demolish the existing house and construct 3 no houses:

- 1 10 person 5 bedroom detached house 289.1sqm (3,112sqf)
- 2 10 person 5 bedroom detached house 302.1sqm (3,252sqf)
- 3 6 person 3 bedroom detached house 168.0sqm (1,808sqf)

The layout plan shows the two larger houses to be sited in line with other adjacent properties and serviced by two accesses onto Lavant Road. The third house is accessed alongside the northern house to a plot at the rear of the site.

The applicants submit that two new dwellings to the front of the site will be orientated to face west, as dictated by the character of Lavant Road; and the third dwelling will be designed as a chalet style bungalow, with groundfloor fenestration facing all directions but at a lower, less intrusive level. The principle access to this dwelling will be to the northern elevation.

- The front plots would benefit from good sized gardens extending over 20metres (double the Council's guideline of 10 metres)
- The separation gap between the front plots and the rear plot would exceed the Council's guideline of 21 metres
- Plot 3 has been sited off the boundaries to minimize its impact on the neighbouring properties.
- Due to the width of the frontage an additional access is easily accommodated and allows for plot 2 to benefit from a single access point with plots 1 and 3 sharing access off the drive.
- The proposed access drive mirrors the access arrangement at the neighbouring property so would not give rise to any adverse impact on residential amenity

The scale of the proposed development has been directly influenced by the existing architecture in the local vicinity. The buildings to the site frontage are two full storeys in height, and the third house to the rear has eaves above ground floor windows but utilises the roof space to form additional accommodation. Velux windows afford light to these and no first floor overlooking should occur. The proposed dwellings are wholly residential in scale, and follow traditional architectural principles in order to reduce vertical

and horizontal massing, create order, and generate an interest. The streetscene composition demonstrates how the proposed site frontage adheres to the existing roofscape.

The elevational design of the houses features pitched roof gables to the site frontage address Lavant Rd in character with other properties.

The proposed appearance of the three dwellings will reflect locally found architectural styles and vernacular, and will incorporate materials appropriate to the locality, including:

- Red multi brickwork
- Red clay tile hanging
- Red plain tiles to roofs
- White painted timber casement windows

Planning Adviser Comments

This part of Lavant Road is located within the Settlement Boundary and is characterised by mainly detached houses set back and facing the road, interspersed with apartment buildings designed to appear as large detached properties.

Recently there has been a permission at Lever House, 20A Lavant Road to the north of the site, for the demolition of the existing dwelling and erection of two dwellings (LA Ref: CC/15/03442/FUL), which has not been implemented. In addition on the corner of Lavant Road and Hunters Way permission was granted under LA Ref: CC/05/00977/FUL for the demolition of a single dwelling and construction of a terrace of five two and a half storey town houses, which are built. To the north the adjacent plot has also been subdivided with a large two and a half story dwelling, which has been converted to flats, occupying the frontage and a chalet bungalow to the rear, with shared access. To the south on the corner of Lavant Road and The Avenue is a large two and a half storey apartment building accessed from The Avenue.

The main house has limited architectural interest and is sited in a spacious plot so it is considered that there is potential for demolition and residential redevelopment without adversely affecting the character of the area.

The provision of two new dwellings on the frontage in the architectural style which is currently proposed would appear to be appropriate on this site and with suitable materials may enhance the area. The third unit to the rear is more contentious as a backland location, however, there is a dwelling immediately to the south and other residential units to the north, establishing this line of development. Furthermore, this is a smaller chalet style unit in scale and appearance in an adequate plot and it uses rooflights as the main light source to upstairs rooms (except for two bedrooms) and should not result in significant overlooking.

Overall, it is considered that the proposal is appropriate in scale and appearance and would not detract from the amenity of the area.

Recommendation: No objection.



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 23 NOVEMBER 2016

- (ii) CC/16/03616/FUL
Lever House Lavant Road
Chichester PO19 5RG
Demolition of existing dwelling and construction of 2 no. dwellings

Introduction

The application site Lever House is located on the east side of Lavant Road north of The Avenue and contains a large chalet bungalow on a spacious plot.

The property to the north of the site is an apartment block and the property to the south is a large detached house converted to flats with a backland infill plot to the rear comprising a detached house with shared access. This part of Lavant Road is characterized by mainly detached houses set back and facing the road with apartment buildings dispersed along the road.

Background

A previous application to demolish the existing dwelling, subdivide the plot and construct two detached houses was considered by the committee (CC/15/03442/FUL). It was considered that the development will result in two properties which are an appropriate scale and design for this area, accordingly no objection was raised and planning permission was granted.

The Proposal

“Demolition of existing dwelling and erection of 2 no. new residential dwellings”.

The applicant (who has recently acquired the site) has submitted this resubmission based on two dwellings with a Georgian style of architecture. The existing house is mediocre in its appearance and it is considered that the site offers an opportunity to enhance the streetscape with high quality architecture. The architectural approach combines a rich clean Georgian style detailing with intricate scaling and massing to suit the site and its surroundings and the strong individuality of houses along this part of Lavant Road.

The proposed scale of the houses has been carefully designed to reflect the existing roof profile and ridge heights of the neighbouring properties. The proposed roof form is simple duo-pitched with a steep angle to create rooms within the roof void, a common feature with Georgian Properties. The proposed houses have been designed to respect overall bulk and mass and to integrate into the site with a strong individual emphasis and symmetry.

The rear elevations incorporate balconies above the summer houses accessed off the rear bedrooms. Given the significant gaps between the proposed properties and the existing neighbours together with substantial mature (and protected on the outer edge of the site boundaries) landscape screening on the rear boundary the proposals are not likely to give rise to overlooking issues.

The layout follows the strong linear pattern of development along Lavant Road and the houses have been sited over the existing footprint to maintain good gaps with the neighbouring properties consistent with the general character and appearance of plots facing the road. The layout has also been designed to protect the trees and planting on the boundaries. The garages have been sited off the front boundary and set into the respective plots in response to the root protection zone for the protected trees on the frontage. Garages on the front of properties are familiar to the streetscape along Lavant Road and Broyle Road such as garages serving the flats to the north of the application site.

Planning Adviser Comments

The principle of replacing the existing dwelling with two new detached houses has already been established by virtue of a planning permission. In terms of layout and siting there appears to be only modest changes, alterations to the footprint have resulted in a 2m reduction in depth of the units and up to a metre increase in breadth, the overall height is the same.

The key issue is therefore the change in design and the appropriateness within the surroundings (rather than personal taste) and the impact on the amenity of the locality. The approved scheme shows houses of a modern design with traditional features such as hipped and gabled staggered rooflines, chimneys and timber cladding. The proposal has a more classical appearance and utilising a white rendered finish with brick and stone details and grey roof tiles.

The character of this locality is formed by the variety of dwelling styles and providing there is a good quality of design and materials it is considered that the new dwellings should not look out of place. Furthermore they are to be set back about 26m into the site behind mature landscaping.

Recommendation: No objection



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 23 NOVEMBER 2016 REVIEW OF THE PLANNING SERVICE - UPDATED 31 OCTOBER 2016

INTRODUCTION

A report was forwarded to the Planning and Conservation Committee in April this year entitled a "REVIEW OF THE PLANNING SERVICE". The resolution, which was subsequently ratified by Full Council at their meeting on 13 April 2016 Minute Ref: 67(f) to no longer consider planning applications for Trees (TPAs, TPOs) and Domestic Extensions (DOMS) and a period of 12 months was agreed for a review (see attached copy of report in Appendix I).

Due to the financial implications of any changes it is considered appropriate to undertake the review after a six month period (i.e. 18 May 2016 – 19 October 2016).

In brief, the changes have primarily affected the workings of the Delegated Sub Committee and the Planning Adviser:

- From a total number of applications during the 6 months period (208) 59% have been reported on and considered by the Delegated Committee instead of 96% for the previous year, a reduction of 43%.
- The number of Committee meetings has also been reduced (estimated from 20 to 16 per year) which are now held on a 3 weekly basis.
- No members of the public have attended the Committee meetings during this time period and only one DOM application has been referred for its consideration.
- No complaints have been received about the change in procedure.
- At the current levels of workload the Planning Adviser estimates (after monitoring) that approximately 100 hours per year will be saved (about 10%) from his time allocation as a result of the changes. This figure is lower than the reduction in the number of applications because the smaller applications proportionately take less time than the more complex proposals. Also the numbers of applications referred to P & C Committee have actually increased by 70% during this time.

Consequently a reduction of 10% from the 20 hours a week presently allocated to the Planning Adviser could result in a saving of 2 hours per week. This will continue to be monitored and reported to the Town Clerk for further amendments when appropriate.

Recommendation

1. That the changes set out in the Review of the Planning Service be adopted on a permanent basis.
2. The working hours of the Planning Adviser be reduced from 20 to 18, with the subsequent amendment to remuneration.

APPENDIX I

REVIEW OF THE PLANNING SERVICE

The Annual Planning Performance Report has identified the planning issues which were faced by the City Council last year and illustrated the level of workload.

As the level of new development within the City boundary continues to rise, this will inevitably result in additional pressures upon Members and the Planning Adviser in considering a wide range of planning and other applications.

In the interests of economy and efficiency, it is perhaps appropriate to look at the planning service which is being provided to ensure that it is still necessary and cost effective and in the public interest.

Currently there is a comprehensive procedure with every planning application, listed building application, advert and application for works to a tree (subject of a TPO/TCA) and other planning issues are reported to either the Planning and Conservation Committee or the Delegated Sub Committee.

This is achieved by means of a written report and a Powerpoint presentation, which enables quicker and better decision making, but still involves a great deal of preparation.

Now that the planning files are publicly available on the District Council web site, we should question whether it is still necessary to bring every development to a committee for consideration or would it be possible to prioritise the applications, so that only the truly contentious matters are considered?

One option would be not to consider planning applications for Household extensions (DOMS) which currently make up about 22% of the workload. This category of application is largely uncontentious and duplicates work already undertaken by the District Council, who can make a delegated decision to approve despite an objection by the City Council.

In the event that a Member, having considered the proposed plans, considers that a Household application should be referred to a committee, they could "Call in" the application. This would have to occur within a week of the publication of the Weekly List, otherwise the 21 day consultation period could not be met. One area which would still need to be considered is a listed building application on a domestic property (about 5%).

A further option is also to not consider tree applications (TCAs & TPAs) which largely duplicates the specialist work of the District Council Tree Officer. These make up about 15% of the workload. However, a similar "Call in" arrangement could be used for contentious proposals.

The impact of adopting these proposals would be to enable the City Council and the Planning Adviser to concentrate on the more significant planning proposals and thereby to be more effective and economic with their time. This could also result in a reduction in the costs of providing the service over time.

Without some appropriate measures to relieve the workload, it is likely that additional resources will necessary to sustain the current level of service.

Nevertheless, in order that the impact of adopting the two options ((as set out above) can be assessed, it is recommended these measures are initially adopted for a temporary period of one year and then reviewed.