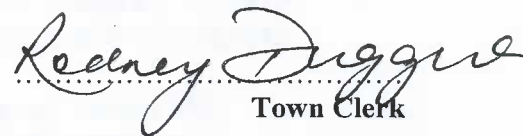


The Council House · North Street · Chichester · West Sussex · PO19 1LQ
Tel : 01243 788502 · Fax : 01243 773022
Email : clerk@chichestercity.gov.uk · Website : www.chichestercity.gov.uk

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 18 OCTOBER 2017 AT 5.30PM**


Town Clerk

A G E N D A

1. APOLOGIES FOR ABSENCE
2. MINUTES OF MEETING OF COMMITTEE HELD ON 20 SEPTEMBER 2017
(Copy previously circulated)
3. DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON THE AGENDA FOR THIS MEETING
4. PLANNING CONTRAVENTIONS
 - (i) Listed Building Enforcement Notice
Flames, 10-11 St Pancras, Chichester

Mrs Whitty to report
5. APPLICATIONS FOR PLANNING PERMISSION
 - (i) CC/17/02571/REM - Case Officer: - Jeremy Bushell - **Lge Scale Maj Dev - Dwellings**
Mr Nicholas Parkinson
Land South of Graylingwell Drive Chichester West Sussex
Application for the approval of reserved matters pursuant to outline planning permission CC/15/00743/OUT for the development of 160 new homes and associated works at the Lower Graylingwell site.

Mrs Whitty to report
Copy of Mrs Whitty's report attached
6. PLANNING APPLICATION 17/01956/FUL - 146 Whyke Road
Mrs Whitty to update members on this application

Cont'd.....

7. PRE-APPLICATION CONSULTATION: PART CONVERSION OF EXISTING BUILDING TO FORM 9 RESIDENTIAL UNITS, INCLUDING ALTERATIONS AND EXTENSIONS TO EXISTING BUILDING - 19 SOUTHGATE, CHICHESTER, PO19 1ES
Correspondence and Consultation Flyer illustrating details of the proposed development has been circulated to all members
8. SOUTHERN WATER PROPOSALS FOR A NEW 10KM SEWER PIPELINE IN CHICHESTER
To note that Southern Water will be submitting a planning application to West Sussex County Council in November 2017 for the installation of a new 10km sewer pipeline from the West of Chichester across the North of the City and through to the West of Tangmere connecting to the Tangmere Wasterwater Treatment Works; the plans also include three pumping stations along the route. Public Exhibitions were held on Friday 15 and Saturday 16 September 2017.
9. STREET NAMING AND NUMBERING PROPOSALS - TO CONSIDER THE FOLLOWING APPLICATION RECEIVED FROM CHURCHILL RETIREMENT LIVING
 - (i) Old Toyota Garage Site
The Hornet, Chichester
Re-development of the site into a 3-storey retirement sheltered housing block comprising 35 apartments.
Name Proposal: Harrington Lodge

Street Naming and Numbering application form attached
10. APPEAL DECISIONS
 - (i) CC/17/00416/DOM
44a Caledonian Road
Rear First floor extension with a roof garden

To note that the Appeal had been dismissed
 - (ii) CC/16/03895/LBC
Crew Clothing Company 57 - 58 South Street Chichester West Sussex
Repair timbers on shopfront, decoration of shopfront in Crew Clothing Company brand colours and installation of advertisement signs, internal new flooring, electrics,

CC/16/03892/ADV
Crew Clothing Company 57 - 58 South Street Chichester West Sussex
Non-illuminated 2 no. Fascia signs and 1 no. Hanging sign.

To note that the Appeal has been Part Allowed and Part Dismissed

Mrs Whitty to report
11. CHICHESTER ROAD SPACE AUDIT
PUBLIC CONSULTATION - 15 AUGUST TO 31 OCTOBER 2017
12. MINUTES OF SUB-COMMITTEES AND WORKING GROUPS
(Copy previously circulated)
 - (i) Planning Delegation Sub-Committee:
28 September 2017 (Lists 35, 36 and 37)
13. ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

To : Members of the Planning and Conservation Committee
Councillors Dempster, M Evans, Joy, Keyworth, Kilby and Plowman
Ex Officio Members:
The Mayor (Councillor P Evans) and Deputy Mayor (Councillor Bell)
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.

**ADVISER'S REPORT FOR THE
PLANNING AND CONSERVATION COMMITTEE ON 18 OCTOBER 2017**

- (i) CC/17/02571/REM
Land South Of Graylingwell Drive Chichester West Sussex
Application for the approval of reserved matters pursuant to outline planning permission CC/15/00743/OUT for the development of 160 new homes and associated works at the Lower Graylingwell site

Introduction

This the reserved matters application pursuant to the outline permission granted under ref 15/00743/OUT for 160 dwellings at the Lower Graylingwell site. 112 dwellings comprising a mix of 1 and 2 bedroomed flats and 2, 3 and 4 bedroomed houses are proposed to be offered for private sale. 34 dwellings comprising 1 and 2 bedroomed flats and 2, 3 and 4 bedroomed houses are proposed to be offered for affordable rent, and 14 dwellings comprised of 1 and 2 bedroomed flats and 2 and 3 bedroomed houses are proposed to be offered for shared ownership. This gives a total of 160 dwellings with 30% affordable homes.

Site Description

The proposal is a former NHS site and currently houses several disused buildings and a large cricket pitch. The site benefits from outline permission for up to 160 dwellings. To the south of the site are large NHS buildings and further to the south is the University of Chichester. To the north, east and south-east of the site are residential areas. To the south-west the site is adjacent to a car park and to the north-west green open space.

Main Considerations

The main considerations in relation to this development are:

- Accordance with planning policy
- Impact upon neighbouring amenity
- Layout, design and appearance

The proposal is for 160 dwellings in line with the outline permission. The proposal features a suitable mix of dwellings and affordable homes in accordance with local and national policy; 30% affordable homes, and a mix of 13% 4 bedroomed units, 47% 3 bedroomed units and 40% 1-2 bedroomed units. A functional pavilion building is proposed for community use which would facilitate the use of the cricket pitch for sports and other community purposes. Adequate open space is provided within the site itself to serve the residents, including the cricket pitch area, an area with play equipment for young children and an area of open space central to the main residential area of the site.

The development is predominantly 2 storey houses, however there are four blocks of flats, each three storeys in height and with a large footprint. Three of these blocks are proposed on the northern periphery of the site. The blocks feature balconies on every elevation; this would result in direct overlooking of the three storey town houses on the existing adjacent development from first and second storey flats, although the minimum distance would be met and there is an intervening a line of mature trees which would reduce impact.

The design of the proposed buildings does not appear to have been influenced by the many examples of high quality design in the local area. The scale and mass of the three storey blocks of flats are out of keeping with residential development in the area. The flats feature balconies on every elevation; these appear to be externally supported rather than being cantilevered which adds to the perceived bulk of the building appears as a compromise in terms of quality and aesthetics. The blocks feature two double pitched roofs joined by a flat roofed element; different materials are proposed on each half of the building; these design features attempt to disguise the significant mass of the building by presenting it as two halves, however the resultant appearance is discordant and does little to reduce the visual impact of the mass of the building.

A number of residents of the properties along the northern boundary of the site have objected to the development on the basis of the design and siting of the blocks of flats, and the siting of the affordable housing. The affordable housing is proposed in two clusters, one to the south west corner of the site, and one along the northern boundary of the site. There is concern that the siting of three of the four blocks of flats and more than half of the affordable housing along the site's northern boundary may be harmful to social cohesion. Siting more of the larger family homes along the northern boundary, better reflecting the character of the adjacent properties, filtering out to a more balanced distribution of housing types across the site, would be more preferable in this respect.

The pavilion building, whilst functional, offered an opportunity which has been missed to provide a multifunctional landmark building of attractive appearance and high quality design.

Various house styles are proposed across the site, some feature competing gables of differing pitches. The fenestration generally lacks rhythm and symmetry. Almost full height windows feature on both ground and first floors; large format non-opening windows appear to compromise both function and appearance. A mix of materials is proposed which compromises the cohesion of the development. Some buildings feature multiple types of brick as well as weatherboarding, and some feature multiple types of roof finish. Some of the dwellings feature a recessed entrance doorway alongside a large format, almost full height window on the ground floor which compete for dominance and this results in reduced legibility of the buildings.

It is proposed to use varying brick types on some elevations as a 'general accent' on the entrance area. This is not characteristic of the local area which has strong historical influences. Architectural details which shape the character of the area, such as quoin detail, brick headers above windows and doors, strong rhythm and symmetry, and Georgian proportion to windows do not feature within any of the proposed buildings.

Conclusion

The layout of the proposal and the design and appearance of the buildings would be harmful to the character of the area and would unacceptably impact the amenity of neighbouring properties.

Recommendation: Objection on the grounds that the layout of the proposal and the design and appearance of the buildings would be harmful to the character of the area and would unacceptably impact the amenity of neighbouring properties.