

Marjorie

CHICHESTER CITY COUNCIL



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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 26 JUNE 2019 AT 5.30PM

Reaney Duggua
Town Clerk

A G E N D A

1. APOLOGIES FOR ABSENCE
2. MINUTES OF THE MEETING OF COMMITTEE HELD ON 22 MAY 2019
(copy previously circulated)
3. UPDATE FROM THE PREVIOUS MINUTES
Please note that any actions arising from the previous Minutes are included on the Agenda
4. DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON THE AGENDA FOR THIS MEETING
5. STREET NAMING AND NUMBERING PROPOSALS – TO CONSIDER AN APPLICATION RECEIVED FROM JASPAR GROUP OF COMPANIES LTD
 - (i) Flats 1-11, 19 Southgate, Chichester. PO19 1ES

This application was previously considered by the Committee at its meeting on 30 May 2018 when Flats 1-9, "The Atrium" was put forward. An objection has now been received from Royal Mail as this name is already in use. NB: 2 additional flats have been approved by CDC Planning.

The new proposal is: Flats 1-11, Montclair House, 19 Southgate, Chichester, PO19 1ES

Property Manager to report.

6. APPLICATIONS FOR PLANNING PERMISSION

A representative of Bellway Homes in attendance for this item

(i) **Amended Plans**

CC/18/02739/FUL

Bartholomews Holdings Bognor Road
Chichester PO19 7TT

Demolition of existing office building (Use Class B1a) and redevelopment for 23 dwellings (one and two bedroom), including access, parking, landscaping and associated infrastructure

(ii) Lists 20, 21, 22, 23 and 24 (extracts)
Planning Adviser's reports (*attached*)

7. TO DISCUSS THE REMOVAL OF "FOR SALE"/"TO LET" BOARDS ON BUILDINGS
The Mayor (Councillor Plowman) to report

8. TO DISCUSS AN ICE RINK IN PRIORY PARK
Councillor Bell to report

9. NEIGHBOURHOOD PLANNING
Planning Adviser's report (*attached*)

10. ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

DATE OF NEXT MEETING: 24 JULY 2019

To: Members of the Planning and Conservation Committee:
Councillors Bell, Bowden, Gaskin, Joy and Norrell
Ex Officio Members:
The Mayor (Councillor Plowman) and Deputy Mayor (Councillor J Hughes)
Councillor Scicluna
Councillor Apel
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



CTY COUNCIL

**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON 26 JUNE 2019**

AMENDED PLANS: CC/18/02739/FUL - Bartholemews, Bognor Road, Chichester

Planning Adviser to report

Week 20 – 15 May 2019

CC/19/01153/FUL

14 Kings Avenue Chichester PO19 8EA

Conversion of 2 no. flats to 1 no. dwellinghouse.

Site and proposal

Kings Avenue is in the southern area of the city, just north of the Stockbridge roundabout on the A27. The site is a converted house currently divided into 2 no. 2-bed flats. The proposal is to reinstate the property as a single dwelling of 4 bedrooms.

Main Considerations

There is no policy objection to the reinstatement of the property as a single house. There is adequate parking on a large gravelled front garden. The existing conservatory would be replaced with a flat roofed extension. The opportunity could be taken to remove an existing roof terrace which detracts from the building's appearance.

Conclusion

The development in general would be acceptable in terms of policy, impacts and appearance, however the replacement of the conservatory with a flat roofed extension would allow for the expansion of the roof terrace, the appearance of which detracts from the building and the character and amenity of the area.

Recommendation: Objection to the extension of the roof terrace which detracts from the building and the character and amenity of the area. No objection should the external door to the flat roof and the balustrades be removed.

CC/19/01192/FUL

9 Crane Street Chichester West Sussex PO19 1LJ

Change of use from A1 retail to A4 for use as a drinking establishment.

Site and proposal

The site is an existing small retail unit in Crane Street, within the city centre conservation area and primary shopping frontage area. The proposal is for a change of use to a drinking establishment.

Main Considerations

The site falls within the designated primary shopping frontage area, wherein Policy 27 of the Local Plan provides that additional uses such as that proposed would be subject to a threshold of no more than 25% of the sum total of street frontage. The latest monitoring (March 2019) shows that this threshold is already exceeded, with 25.43% of shopping frontage within the primary shopping frontage area being non-A1 uses. Further permissions for change of use to non-A1 uses, such as that proposed in this application, risk harm being cause to the viability and vitality of the city centre and should therefore be refused.

Conclusion

Non-retail uses in the city centre already exceed the set threshold of 25% and further non-retail changes of use would harm the viability and vitality of the city centre.

Recommendation: Objection. Non-retail uses in the city centre already exceed the 25% threshold and further non-retail changes of use would harm the viability and vitality of the city centre contrary to Policy 27 of the Local Plan.

CC/19/01209/FUL

Unit R4 Chichester Gate Chichester West Sussex

Proposed Change of Use from A3 to A3 & D2.

Site and proposal

The site is an empty A3 unit within the Chichester Gate Leisure Park development. The proposal is a change of use to mixed A3 and D2.

Main Considerations

The proposal is a mixed A3/D2 leisure use within an existing leisure park, Chichester Gate. The specific nature of the A3/D2 use is a climbing wall/adventure play centre with party rooms and a café. The building and wider leisure park were developed for this type of use. There is sufficient parking within the development. There are no policy objections to the proposal.

Conclusion

Non-retail uses in the city centre already exceed the set threshold of 25% and further non-retail changes of use would harm the viability and vitality of the city centre.

Recommendation: No objection

Week 21 - 22 May 2019

CC/19/01203/FUL and

CC/19/01204/LBC

140 Whyke Road Chichester PO19 8HT

Proposed 2 no. semi-detached dwellings, demolition of outbuilding, external alterations with altered car parking area.

Site and Proposal

The site is currently the car park and garden of The Crown Inn/Muchos Nachos restaurant in Whyke Road. The proposal is for 2 2-bed semi-detached dwellings.

Main considerations

The proposals would involve the removal of a listed outbuilding and two mature trees, as well as the play area of the pub garden and a proportion of its very limited existing car parking. This would leave the pub/restaurant with a total of 5 parking spaces, one of which would serve disabled patrons. The dwellings would each have two parking spaces, one being double parked within their detached garage to the rear of the properties.

The dwellings would have modestly sized rear gardens, approximately 10m – 14m excluding the parking to the rear of the gardens. The dwellings are attractively designed with features to reflect the locality, and no windows are proposed on the side elevations to limit overlooking, however, there is an existing side window to the adjacent property to the north which would be affected by the proposal.

Conclusion

The proposal would form a cramped development within the curtilage of an existing listed building and would have unacceptable impact upon the surrounding listed buildings. The proposal, together with the loss of existing mature trees and a listed outbuilding would have a detrimental impact upon the character and appearance of the area. The reduction in parking would have a significant impact upon the pub/restaurant and would be to the detriment of highway safety.

Recommendation: Objection. The proposal would form a cramped development within the curtilage of an existing listed building and would have unacceptable impact upon the surrounding listed buildings. The proposal, together with the loss of existing mature trees and a listed outbuilding would have a detrimental impact upon the character and appearance of the area. The reduction in parking would have a significant impact upon the pub/restaurant and would be to the detriment of highway safety.

CC/19/01241/ADV

Arc Car Wash Tesco Filling Station Fishbourne Road East

2 no. non-illuminated fascia signs, 2 no. illuminated fascia signs and 9 no. non-illuminated free standing signs.

Site and Proposal

The site is the petrol station and car wash opposite the Tesco superstore close to the A27. The proposal is for 9 non-illuminated free-standing signs, 2 non-illuminated fascia signs and 2 illuminated fascia signs.

Main considerations

The proposals for the 9 non-illuminated free-standing signs would largely have no impact from outside of the site, with the exception of a single small welcome sign at the site entrance. The fascia signs on the car wash building are large, stretching the length of the building. The material proposed is acrylic, and the colours are bright red and blue, which reflect the brand of the nearby supermarket and the associated petrol station. The fascias along the roadside are proposed to be externally illuminated by an LED light from which there would be some impact upon the public realm and nearby occupants.

Conclusion

There would be some visual impact, however lighting is normally associated with petrol station uses and it will be seen in this context, therefore, on balance, it is considered acceptable.

Recommendation: No objection

CC/19/01286/FUL

Abbas Combe Nursing Home 93 And 94 Whyke Road Chichester West Sussex

Demolition of existing care home and detached bungalow, construction of new 55 bed care home.

Site and Proposal

The site is an existing care home just north of the Whyke Road roundabout on the A27. The proposal is for the demolition of the existing buildings on site and the construction of a new purpose-built 55-bedroomed care home.

Main considerations

There is an extant planning permission constituting a fallback position granted under reference 16/00927/FUL for a 50-person care home on the site.

The current proposal is for a three-storey, 55-bedroomed care home. The design is attractive and reduced bulk by partially accommodating the second floor within the roof space, although the building remains substantial. The design minimises impact to the north through careful internal layout allowing minimal windows on the northern elevation. However, there is significant impact on the

residence to the east, the overlooking of which is increased by the inclusion of a first-floor roof terrace.

Car parking is provided to the front of the building and private gardens to the rear with a 1.8m closed boarded fence and a scheme of planting. A transport assessment concludes that the daily trips associated with the development would have a negligible impact upon the local highway network.

Conclusion

The proposal would cause unacceptable harm to the privacy and amenity of the neighbouring residence to the east.

Recommendation: Objection. The proposal would cause unacceptable harm to the privacy and amenity of the neighbouring residence to the east.

Week 22 – 29 May 2019

CC/19/01288/FUL

21-23 Southgate Chichester PO19 1ES

Change of Use of 23 Southgate from Class A1 (retail) to Class A3 (food and drink) at ground floor with ancillary hotel accommodation at 1st floor and external works (Variation of condition 5, 6, 8, 14 and 17 of permission CC/00/00107/FUL - extension of opening hours on Thursdays and Saturdays).

Site and proposal

The site is an existing drinking establishment, "The Vestry", located within the city centre conservation area. The proposal is to extend the approved opening hours.

Main considerations

Condition 5 of planning permission CC/00/00107/FUL provides that operations are limited to between the hours of 10:00am - midnight, other than on New Year's Eve. The site has been operating outside of these hours for a number of years, in line with their licensing hours which allow operation until 2am. The applicants now wish to regularise their current operations, and therefore request an extension to the planning restrictions to allow the following hours of use: Sundays to Wednesdays: 0700-1200 midnight (except Christmas Eve and New Year's Eve) Thursdays to Saturdays: 0700-0200.

The Vestry has operated extended hours over a number of years and is an important feature of the evening economy. A noise survey has been submitted which concludes that regularising the hours would not harm residential amenity.

Conclusion

This is an existing use which the applicant wishes to regularise. The proposed impacts are as have been experienced over the last several years, and a noise survey concludes that this is an acceptable level.

Recommendation: No objection

Week 23 – 5 June 2019

CC/19/01323/FUL

72-73 South Street Chichester PO19 1EE

Change of use from A1 (retail) to flexible A3/A4 use (restaurant/drinking establishment).

Site and proposal

The site is a retail unit in South Street, close to the cross in the city centre conservation area. It falls within the primary shopping frontage area. The proposal is for a change of use to a restaurant and drinking establishment.

Main Considerations

The site falls within the designated primary shopping frontage area, wherein Policy 27 of the Local Plan sets a threshold of no more than 25% of the sum total of street frontage to be for A2-A5 uses, which includes the flexible A3/A4 use proposed. The latest monitoring (March 2019) shows that this threshold is already exceeded, having reached 25.43%. Further permissions for change of use to non-A1 uses, such as that proposed in this application, risk harm being cause to the viability and vitality of the city centre and should therefore be refused.

Conclusion

Non-retail uses in the city centre already exceed the set threshold of 25% and further non-retail changes of use would harm the viability and vitality of the city centre.

Recommendation: Objection. Non-retail uses in the city centre already exceed the 25% threshold and further non-retail changes of use would harm the viability and vitality of the city centre contrary to Policy 27 of the Local Plan.

CC/19/01417/FUL

110 The Hornet Chichester PO19 7JR

Change of use of residential accommodation from one habitable flat to three habitable flats including extended first floor area approved partially implemented approval CC/08/00137/FUL.

Site and Proposal

The application site is a mixed use property in the Hornet, with "La Fish" on the ground floor and residential accommodation above. The proposal is to extend the first floor and provide 3 small 1-bed flats, in place of the existing single unit.

Main considerations

The external works are permitted under ref 08/00137/FUL. The internal works would divide the existing flat, including its permitted extension, into 3 small 1-bed flats. No parking is proposed, however, the site is in a sustainable location, well served by local amenities and public transport. There is no increase in the number of bedrooms proposed.

Conclusion

The proposal would be acceptable in terms of appearance and impacts.

Recommendation: No objection

Week 24 – 12 June 2019

CC/19/00950/FUL

Lake View Quarry Lane Chichester West Sussex

Demolition of 2 no. wooden sheds and erection of single storey side extension and single storey workshop/garage. Change of use of extension from residential to 'Childcare on domestic premises'.

Site and Proposal

The site is a detached dwelling set well back within its large plot along Quarry Lane, which is predominantly of commercial character and use. The proposal is for an extension to facilitate the childcare use.

Main Considerations

The proposal is to remove an existing large shed and replace with an extension to the dwelling to improve the existing childcare facilities on site. The extension would provide an activities room for childcare in domestic premises, and a store for equipment.

There are no other residential properties nearby which could be affected by the use and there would be no impact on the neighbouring commercial uses.

The extension would have a pitched roof with a gable to the side, the opposite orientation to the main dwelling. The extension would appear subservient to the main dwelling and it has a simple, functional appearance which would not harm the character or appearance of the area.

Conclusion

The development would be acceptable in terms of appearance and impacts.

Recommendation: No objection.

CHICHESTER



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PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON 26 JUNE 2019

Neighbourhood Planning

Neighbourhood planning was introduced by the Localism Act in 2011. This allows any Parish Council (and in certain cases other bodies) to make a Neighbourhood Plan for their area. The aim of localism is to pass decision-making to a more local level, from national or local government to local communities. Should the Parish Council decide to pursue the option of making a Neighbourhood Plan, the Plan would need to reflect the wishes of the community. Our role would be to guide the process, focus on achievable, planning-related content and ensure the output is a useful document which will influence planning decisions.

A neighbourhood plan guides future development for a neighbourhood area. It may contain a vision, aims, planning policies, or allocation of key sites for specific kinds of development. It is for those producing the plan to decide on its scope and content as a planning document; it may focus on one or two key areas or can cover a wide range of subjects and allocations, but it may not propose less development than the Local Plan, and must be broadly compliant with strategic Local Plan policies.

If successful at referendum, a neighbourhood plan will become part of the statutory development plan for the area. This statutory status means that, in accordance with s38(6) of the Planning and Compensation Act 2004, planning decisions must accord with the policies within the Neighbourhood Plan, unless material considerations indicate otherwise. Making a Neighbourhood Plan is no small undertaking, particularly as Chichester is a very large Parish. The process necessarily involves extensive public consultation, and the production of a number of documents in addition to the Plan itself. These include a consultation statement detailing the public engagement which has taken place and how this has shaped the plan, a Strategic Environmental Assessment analysing the environmental impact of the plan, and a basic conditions statement demonstrating how the Plan meets the basic conditions of being in general conformity with Local and National Policy and European Law. In addition, a website and email address for the Plan would be required to be set up and kept updated throughout the process. The timescale for producing a plan from designating a Neighbourhood Plan area to final adoption can vary from 2-5 years.

As Chichester already has up to date strategic housing site allocations through the Local Plan, it would be reasonable to omit this from a Neighbourhood Plan, and instead focus on producing a suite of development management policies to ensure there are robust policies to underpin planning decisions in our area. Such policies could address issues such as, for example, the potential for a nightclub, city centre advertisements, development along approaches to the city centre, cycleways, and environmental and design requirements for new housing.

Should a Neighbourhood Plan be adopted, the percentage of CIL (Community Infrastructure Levy) received by the City Council would increase from 15% to 25%. This could mean an increase of around £100,000 for a 75-dwelling scheme. Receipts from CIL can be used to fund community projects and upkeep public buildings and war memorials.

Should Members wish, the City Council could commence production of a Neighbourhood Plan. The initial steps would be to apply to Chichester District Council; as we are a Parish Council, an application to make a Neighbourhood Plan covering our whole parish would be automatically accepted. Work could then commence on public consultation to gather public opinion on the potential areas of focus within the plan. Drafting of policies would follow on from there.

Anna Whitty
Planning Adviser
11 June 2019