

**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON THURSDAY 23 JULY 2020 AT 2.00PM**

Week 25 – 17 June 2020

No committee items.

Week 26

CC/20/01256/ADV - Case Officer: Steve Harris

Land On The West Side Of Broyle Road Chichester PO19 3PH

Erection of 2 no. non-illuminated signage stack boards, 26 no. non-illuminated flag poles and 2 no. non-illuminated landscape boards.

Site and Proposal

The proposal seeks advertisement consent for a number of large advertisement boards and flags around the access to the West of Chichester housing development, on the western side of Old Broyle Road, in order to advertise the homes for sale.

Main considerations

A symmetrical arrangement of flags and advertisement boards are proposed either side of the new roundabout on Old Broyle Road which is the point of access to the West of Chichester housing development site. On each side of the roundabout a 4.2m high stack board/totem advertises the logo and telephone numbers of the three housebuilders on the site, this is flanked by three 5.2m flags either side of each totem (6 flags for each totem, so 12 flags in total at the site entrance). Approximately 40m away to the north and south of each totem landscape boards 6m wide and 4.2m in height carry the same information, these are flanked by 2 flags on each side (4 flags for each of the two landscape signs, 8 in total). Further along the access road into the site itself, 3 flags are proposed either side of the road (6 in total). This total 26 flags, 2 totems and 2 landscape boards.

The proposal would be temporary, with a condition for removal once the final house has sold. Nevertheless, they could be place for quite some time, given the scale of the development. The flags would be in excess of 40m away from the closest dwelling, however the placement means that they are sited close to three corners of this property and there may therefore be some impact on amenity within the garden of this property. It is noted that the flagpoles are already in place, it is therefore possible that the developer could attach the flags for the planning officer to observe the impact prior to determining the application, and suitable amendments to the number or position of flags could ensure any impact was minimised.

An array of flags and signs of the type and scale proposed are a reasonable expectation for a housebuilder, to signal a new development with homes available, seen in this context, the proposal would have little impact on the character or the area, but would have a potentially significant impact on raising public awareness of the availability of new homes in this area.

Recommendation: No objection in principle but concern is raised about the potential impact upon the residential amenity of the nearest property, as multiple flags would be

sited close to three corners of the garden. It is noted that the flag poles are already in position, and it would therefore be possible for the developer to attach the flags for the planning officer to assess the impact on site, on a day with some wind, so that suitable amendments to the application can be negotiated if found necessary.

Week 27 – 1 July 2020

CC/20/01164/REM - Case Officer: Jane Thatcher

Mr TREVOR PHILLIPS

Warrendell Adjacent To Centurion Way Off Plainwood Close Chichester West Sussex

All outstanding Reserved Matters or the erection of 21 dwellings with associated vehicular access, parking and landscaping, pursuant to permission CC/98/02043/OUT.

Site and Proposal

This is a reserved matters application pursuant to the outline planning permission for 21 dwellings off Plainwood Close, the site is at the western end adjoining Centurion Way. The area is characterised by detached homes, predominantly of modern construction and in red brick and red/brown clay or concrete tile, but this varied even in the immediate area. The proposal is for 21 dwellings, predominantly detached houses but some semi-detached dwellings and flats also provided.

Main Considerations

The principle of 21 dwellings on this site has been approved under the outline permission 98/02043/OUT and is therefore already determined to be acceptable. This application seeks approval for the layout, landscaping, scale, appearance, and access, which are in line with the indicative information on the outline permission.

The proposed dwellings are appropriate in terms of scale, design and appearance, and are in keeping with the character of the area. The layout shows the dwellings around the periphery, facing inward onto a central green open space with trees and a pond/SUDS feature. Access is onto Plainwood Close.

A mix of housing is provided, four 3-bed flats, two 2-bed flats, three 4-bed houses and 12 1-bed houses. Affordable housing has been secured in the form of two flats through the s106 agreement attached to the outline permission.

Recommendation: No objection subject to acceptable landscaping and planting details, and the inclusion of appropriate green measures such as solar panels and electric car charging points.

Week 28 – 8 July 2020

No committee items.