

PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE MEETING ON THURSDAY 15 OCTOBER 2020

CC/20/01373/FUL - Case Officer: William Price
Chichester City FC Management Ltd
Oaklands Park, Chichester City Football Club Oaklands Way Chichester PO19 6AR
Erection of a new covered stand, installation of a container type tea bar and alterations to fencing.

Site and Proposal

The site is the existing football club at Oaklands Park, within the conservation area. The proposal is for two additional buildings and replacement fencing within the site.

Main Considerations

The site can be seen from within the park and from the adjacent College Lane, but views are obscured by an existing, approximately 2m high, solid metal panel fence, finished in green. The proposal is for a small wooden clad cabin adjacent to the existing pavilion to serve as a tea bar, and a new 2.4m high, three sided metal sheet shelter/covered stand along the southern side of the pitch, adjacent to the tennis courts. Replacement 2.4m fencing to match existing is proposed along the southern and eastern sides of the site. The new tea bar and covered stand would facilitate the club's use with little visual impact due to the design, scale and siting of the proposed development and its surrounding context adjacent to tennis courts. There would be little impact upon the character and appearance of the conservation area.

Recommendation: No objection.

CC/20/01914/FUL - Case Officer: Jane Thatcher
St James Industrial Estate Westhampnett Road Chichester West Sussex
Redevelopment of the existing industrial estate, including demolition of the existing buildings. The scheme provides approximately 4448m² (47877ft²) of lettable industrial space all under B1b, B1c and B8 use classes with 5 no. replacement buildings.

Site and Proposal

The site is the existing St James Industrial Estate along the southern side of Westhampnett Road. The proposal is for the demolition and replacement of a number units and refurbishment of the estate to provide additional and improved industrial unit space within the site.

Main Considerations

No change of use is effectively proposed, as the site is an existing industrial estate. The existing and proposed units are B1 (research and development, light industry) and B8 (storage and distribution) use, as such, no noisy B2 industry would be permitted, and modern construction standards would ensure better insulation and likely improved noise protection, although concern from neighbouring residents is expressed regarding the loss of the surrounding brick wall. There is no highways or flooding and drainage objection from WSCC. The proposal would increase floorspace and provide more efficient economic use of the site, as well as improved appearance. There is therefore little planning argument against the development.

However, it is noted that the site sits between residential development on two sides, with further residential development likely to be implemented on the adjacent football field. Looking at the site and its surrounding context, it would not ordinarily be identified as ideally

suitable, in terms of use or appearance, as an industrial site. While not a planning consideration for this application, which must be considered as proposed on its own merits, it is noted that, as a CDC owned site, CDC has perhaps missed an opportunity to consider the site and its redevelopment in the wider context of the city's spatial set up. CDC could consider whether it would be more appropriate to redevelop the site for housing, a more appropriate use given the surrounding context, with an opportunity for pedestrian links through the site. The industrial site, which is to be largely reconstructed in any case could then be sited (with funding from the housing development) on the available development land to the south of the city, where additional employment land is to be sited already, giving appropriate surrounding land use, located between the existing industrial areas of Terminus Road and Quarry Lane.

Recommendation: No objection

CC/20/02088/FUL and CC/20/02089/LBC - Case Officer: Vicki Baker

44 North Street Chichester PO19 1NF

Change of use of existing building from Office Use (B1 Use Class) to 3 No. 2-bedroom flats (Use Class C3) and storage at basement level. Removal of door to rear elevation and replacement windows.

Site and Proposal

The proposal is for a change of use from B1 office to C3 residential, providing 3 two-bedroomed flats at the grade II listed 44 North Street, on the western side of North Street within the conservation area and secondary shopping frontage area.

Main Considerations

The site is an attractive historic building which is grade II listed. The building would have originally been built as a residential dwelling and retains a residential appearance from the outside despite its current office use. Similar development has been approved in the adjacent building.

The building is within the secondary shopping frontage area and Policy 27 of the Local Plan requires that no more than 75% of shopping frontage within the area shall be non-A1 in order for such changes of use to be acceptable. The current position is approximately 53%, well below the relevant threshold and there is no policy objection in this regard.

Policy 26 aims to retain sites in employment use such as B1 office buildings, however, it was not designed to retain individual converted residential premises such as the application site, and the proposal would not have any significant impact upon provision of employment land. The proposal would provide 3 two-bedroomed flats in a very sustainable, central location, within a building constructed for residential use. There would be little visual or amenity impact as a result of the proposed change. The advice of the Historic Buildings Officer should be sought in relation to the internal changes to the listed building, however, there would be little impact on the character or appearance of the listed building or conservation area anticipated as a result of the proposal.

Recommendation: No objection subject to the advice of the Historic Buildings Officer on the internal layout changes.

CC/20/02183/LBC and CC/20/02182/FUL - Case Officer: Calum Thomas

60 North Street Chichester PO19 1NB

Conversion of vacant area of retail storage and vacant area of office to C3 dwelling, including internal and external alterations.

Site and Proposal

The proposal is for a change of use from unused retail storage and office to a C3 residential dwelling. The site is rear of 60 North street, on the eastern side of the street, within the

conservation area. There is no frontage onto North Street from the site and access, including vehicular access is from Priory Lane. The building is grade II listed and has a residential appearance.

Main Considerations

The site is a grade II listed building with a residential appearance, and the application would restore the historic use of this building, which is currently not in use. The proposal would not affect the use of the retail unit at 60 North Street, which was built separately from and prior to the application site.

Policy 26 which aims to retain sites in office use was not intended to apply to small converted residential properties such as the application site, and the proposal would not have any significant impact upon provision of employment land.

The proposal would provide a small dwelling with vehicular access and a parking space in a central, sustainable location. There would be no impact on the character or appearance of the listed building or conservation area.

Recommendation: No objection

Week 39 -

CC/20/02322/ADV - Case Officer: Steve Harris
Miller Homes & Vistry Homes
Land On The West Side Of Broyle Road Chichester PO19 3PH
Erection of 2 no. non-illuminated V signage boards and 4 no. non-illuminated flag advertisements.

Site and Proposal

The site is the main entrance to the Whitehouse Farm/West of Chichester housing development, at the main access roundabout on East Broyle Road. The proposal is for a V sign and 2 flags on each side of the roundabout on the site's access road, a total of 2 v signs and 4 flags.

Main considerations

This is a revised application for a reduced number of signs. A total of 4 flags and 2 v signs are proposed to denote the site's main entrance. This is for a temporary period until the properties within the site are sold. The proposal is now reasonable in terms of scale and nature, as large development sites typically advertise the availability of new build homes in this way. Although prominent from the main road, the development will be seen in the context of being temporary advertisement of new houses and little harm to the character of the area would result.

Recommendation: No objection.

Week 40 -

CC/20/02341/ADV - Case Officer: Steve Harris
Mr Robert Collett
Land On The West Side Of Broyle Road Chichester West Sussex
Non-illuminated signage for Parcel P2.A Sales Centre. 1 x double sided sign (Parcel entrance), 7 x double sided signs, 2 x single sided signs and 5 x flags.

Site and Proposal

The site is parcel 2a, an area of land within the phase 1 White House Farm/West of Chichester housing development site. The proposal is for non-illuminated flags and signage

within that parcel of land to advertise the dwellings for sale, for a temporary period until the properties are sold.

Main Considerations

Four flags and a double sided sign are proposed at the entrance to the parcel of land from the spine road, well within the development site. The remaining signs and flag are proposed around a temporary sales centre within the parcel of land.

Due to the location of the signs and flags, and the nature of the development, the proposal would have little impact from outside of the site, but would assist potential buyers to locate the parcel of land within the site and the sales centre itself.

Recommendation: No objection.

CC/20/02342/ADV - Case Officer: Calum Thomas
Kokoro UK Ltd
81 North Street Chichester PO19 1LQ
Installation of 1 no. non-illuminated fascia sign.

Site and Proposal

The proposal is for non-illuminated replacement fascia signage at 81 North Street, a centrally and prominently sited modern building in existing retail use within the conservation area and city centre.

Main Considerations

The application proposes to retain the existing fascia but replace the lettering with powder coated metal lettering. This would detrimentally affect the character and appearance of the conservation area and is contrary to the advertisement design guidance.

Recommendation: Objection due to the inappropriate materials proposed, featuring powder coated metal lettering. No objection should appropriate materials be substituted with hand painted timber fascia and lettering.

CC/20/02379/ADV - Case Officer: Steve Harris
Land On The West Side Of Broyle Road Chichester West Sussex
Erection of 2 no. non-illuminated flag pole advertisements and 1 no. non-illuminated Tri-set sign in connection with Phase 2B Sales Centre

Site and Proposal

The site is parcel 2b, an area of land close to the main entrance to the phase 1 White House Farm/West of Chichester housing development site. The proposal is for two flags and a tri-set sign within that parcel of land to advertise the dwellings for sale, for a temporary period until the properties are sold.

Main Considerations

The flags will be seen from Old Broyle Road, albeit at some distance, and from the adjacent existing residential property. However, the visual and amenity impact would not be significant, even taking account of the cumulative impact of the signage and flags to the front of the site's main entrance.

The tri-sign and two flags are proposed around a temporary sales centre within the parcel of land for a temporary period until the dwellings within that parcel are sold and would assist potential buyers to locate the sales centre.

Recommendation: No objection.

CC/20/02411/ADV - Case Officer: Maria Tomlinson
Timothy Oulton
7 West Street Chichester PO19 1QF
Replacement of 1 no. fascia sign.

Site and Proposal

The proposal is for non-illuminated replacement fascia signage at 7 West Street which is centrally sited within the conservation area and city centre.

Main Considerations

The proposal site is prominently and centrally sited near the cross within the city centre conservation area. The proposed replacement signage for the Sofa Workshop would feature inappropriate materials, applied acrylic lettering affixed to a powder coated (matt black) fascia. This would detrimentally affect the character and appearance of the conservation area and is contrary to the advertisement design guidance.

Recommendation: Objection due to the inappropriate materials. No objection should appropriate materials be substituted with hand painted timber fascia and lettering.