



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION
COMMITTEE VIRTUAL MEETING ON 4 FEBRUARY 2021**

Week 52 and Week 1 – **No Committee items**

Week 2 – 6 January 2021

CC/20/03135/ADV

Case Officer: Maria Tomlinson

Open Space East of Otter Close Chichester West Sussex

3 no. non-illuminated hoarding signs.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKPIGHER0SR00>

Key issues:

- Retrospective application for infographic signs attached to the site hoardings around the southern water compound.
- Some visual impact: Not significantly greater than the similar impact of plain white hoarding, and carries the additional benefit of displaying information for residents about the purpose of the pipeline for which the compound is a temporary implementation feature.

Recommendation: No objection

CC/20/03149/ADV

Case Officer: William Price

Unit 1 28 Terminus Road Chichester West Sussex

Proposed 1 no. fascia sign and 2 no. window graphics (Description changed – originally read: Change of use and associated signage from flexible class B1 B2 and B8 to class E indoor sport, recreation of fitness).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKRVP5ER10R00>

Key issues:

The application form submitted and the description as originally worded sought full planning permission for a change of use as well as advertisement consent for the associated signage. However, it appears that upon discussions between the developer and the Planning Authority, this has been amended. This application is now classified as an advertisement consent application only, whereby consideration is limited to the details and impact of the signage itself.

- Signage is non-illuminated, of acceptable design and appearance in context, and would not harm visual amenity.

Recommendation: No objection

CC/20/03208/TCA

Case Officer: Henry Whitby

6 Lancastrian Grange Tower Street Chichester West Sussex

Notification of intention to crown reduce (height and widths) back to previous pruning points and crown thin by 10-15% on 1 no. Whitebeam tree.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QL2YWXER0WY00>

Requested to be brought to committee by a Committee Member.

Recommendation: No objection subject to the tree officer's consideration as to the health of the tree, given that significant works were undertaken to three 1 year ago.

CC/20/03335/ADV

Case Officer: Jane Thatcher

The Gym Ltd, The Gym Portfield Way Chichester West Sussex

1 no. illuminated totem sign.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLP6LWERK3L00>

Key Issues:

Resubmission of previous proposal for a replacement illuminated totem for the approved gym at the former Lidl site. Proposed totem now reduced in height to approx. 3m and lux now proposed at 300, reduced visual impact.

Recommendation: No objection

CC/20/03338/TCA

Case Officer: Henry Whitby

21 Tollhouse Close Chichester PO19 1SF

Notification of intention to fell 1 no. Lime tree (T117) and pollard down to 5m (in height) on 1 no. Sycamore tree (T116) and 2 no. Holm Oak trees (T118 and T119).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLQEDTERK3W00>

Requested to be brought to committee by a committee member.

Recommendation: No objection in principle, however, we would request consideration be given to replacing the felled lime with a similar tree.

CC/20/03342/FUL

Case Officer: Calum Thomas

10 Lavant Road Chichester PO19 5RQ

Demolition of 3 no. flats and associated garages and erection of 6 no. flats and 1 no. 3-bed dwelling and associated works (Variation of condition 2 or permission CC/19/00181/FUL - alterations to fenestration and roof including lowering the eaves, increase to

the rear footprint and provision of 2 no. bedrooms in the roofspace.)

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLQJUHERK4F00>

Key issues:

- S73 application: New planning permission sought for amended details of a previously approved scheme.
- The City Council did not object to the 2019 approved scheme, however, a further 2020 application (with 2 dwellings to the rear) was refused. This application reverts to a single dwelling to rear.
- The principle therefore remains the replacement of an existing 3-flat building with a larger apartment building, and separate 3-bed house to rear.
- Increased ridge height.
- 2 new apartments proposed in upper roof space, creating a 4th floor. Total now 8 apartments, 9 residential units on site.
- Increased rear footprint.
- The previous application was close to the limits of acceptability in terms of its impact on the character and appearance of this area. The further development proposed brings the development beyond what could be considered acceptable in the context, as they further erode the special character of the area.

Recommendation: Objection to the further increase in the intensity of use, the increased height and bulk, the creation of a fourth storey of residential development, the increased impact on the character and appearance of the area which is characterised by detached homes on large spacious plots.

CC/20/03369/FUL & CC/20/03370/ADV

Case Officers: Vicki Baker, Maria Tomlinson

Sainsbury's Supermarkets Ltd

Sainsbury's Westhampnett Road Chichester PO19 7YR

FUL: Erection of car park valeting facility.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLSJEWERK6L00>

ADV: 3 no. cabin fascia signs, 1 no. non-illuminated double-sided banner sign, 3 no. hoarding signs and 1 no. vinyl wrap.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLSJEXERK6M00>

Key issues:

- Proposed car washing facility with new surfacing and drainage under a canopy covered area, a small ancillary staff cabin, and associated signage.
- Results in the loss of 10 parking spaces.
- Little visual impact as the development is of an appropriate scale and design for the surroundings. The development would not be seen from outside of the Sainsbury's car park.
- Highways impact likely to be very limited due to the siting, nature and scale of the development and its likely use by existing car park users using the car wash while shopping instead of simply parking.

Recommendation: No objection

CC/20/03384/DOM & CC/20/03385/LBC

Case Officer: Calum Thomas

St James Cottage 115 Swanfield Drive Chichester PO19 6TD

Single storey rear extension.

DOM: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QM20BFERKD500>

LBC: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QM20BJERKD600>

Case requested to be considered at committee by a committee member.

Key issues:

- Attractive listed residential building, proposed small, flat roofed rear extension with glazed panels.
- Modern style similar to the link in the adjacent church building.
- Little visual impact beyond the site due to scale and siting.
- Designed to be in clear contrast to historic part of the building, preserving historic integrity, as it's then clearly read as a different part of the building, added at a different time.
- Acceptable impact upon the fabric, character and appearance of the listed building overall.

Recommendation: No objection subject to the advice of the Historic Buildings Officer.

Week 3– 13 January 2021

CC/20/03226/FUL

Case Officer: Martin Mew

23 Lavant Road Chichester PO19 5RA

Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QL6E7GERJNL00>

Key issues:

A similar previous planning application for the site was refused, however, an inspector found that the proposed development would be acceptable in terms of impact upon the character and appearance of the area. The appeal was only dismissed, not because of any problem with the site or the development proposed, but because of the issues of excess nitrates in the Chichester harbour SPA (this, in effect, prevents most new housing, except on agricultural land, as residential use produces fewer nitrates than agricultural use). Impact upon character and appearance considered acceptable in line with recent appeal decision

Recommendation: No objection in light of the recent appeal decision on the site.