

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

Week 4 – 20 January 2021 - **No Committee Items**

Week 5 – 27 January 2021

**CC/21/00115/FUL**

**Case Officer: William Price**

**Unit 1 28 Terminus Road Chichester West Sussex**

**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=QMZCSMER10R00>

**Key issues:**

- The principle of this type of leisure use is appropriate for this area, adjacent to a church building, and beyond that to the east is the Chichester Gate leisure park, and impact on character would be minimal.
- The building has previously been in commercial use, but has been empty for a period of time with the owner unable to let the whole building. The proposal is therefore the use of a small section of the building for a gym serving the local community.
- Little impact anticipated in the context.
- 6 car parking spaces are proposed, however the building is in a very sustainable area close to the city centre bus and train station.

**Recommendation: No objection**

Week 6 – 3 February 2021

**CC/20/03315/FUL**

**Case Officer: Maria Tomlinson**

**CCDT, Land At Keepers Green Graylingwell Drive Chichester West Sussex**

**Erection of the building for use as a community facility including a workshop.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLJBFQERJYP00>

**Key issues:**

- Community building proposed for use as a workshop adjacent to the allotments and cricket pitch.
- There would be some visual impact, breaking up the green, open nature of this part of the park, however, this would be limited due to the modest scale of the development, effectively formed from 2 repurposed shipping containers, modified in appearance, including pitched roof, to create the impression of a purpose-built building. Line of trees to the east provides some screening.
- Solar panels are proposed on the roof.
- Use, appearance and design appropriate in context and would preserve the overall character of the area.

**Recommendation: No objection subject to submission and approval of the materials.**

Week 7 – 10 February 20201

**CC/21/00339/FUL**

**Case Officer: William Price**

**Prebendal School Playing Field Avenue De Chartres Chichester PO19 1PX**

**Replacement pavilion.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNYNYUERLMR00>

**Key issues:**

- Replacement pavilion building, on the same position as the existing, to facilitate existing school sports use.
- Higher roof than existing has some additional visual impact, obscuring a small part of the city wall from a distance, but produces a higher quality design, appropriate to its surrounding physical context. Timber cladding. The building would be set well back within the site and visual impact would not be significant.
- Slight increase in footprint brings one corner of the building close to the line of trees, outside of the canopy but inside the root area of one tree, which is unobstructed otherwise. A combination of no dig construction and hand-digging in this area would protect the tree.
- Would preserve or enhance the conservation area and the setting of the nearby listed city walls.

**Recommendation: No objection subject to submission and approval of materials.**