



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
COMMITTEE VIRTUAL MEETING ON 1 APRIL 2021**

Week 8 – 17 February - No committee items

Week 9 – 24 February 2021

CC/21/00382/FUL

Case Officer: Martin Mew

Bellway Homes Limited (Wessex)

Bartholomews Holdings Bognor Road Chichester West Sussex

Demolition of existing office building and redevelopment for 9 dwellings, including access, parking, landscaping, amenity space and associated infrastructure.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QO7YO1ERLTT00>

Technically there is a policy issue in the loss of employment land. However, the policies in this regard are out of date; the economic situation nationally is significantly different from when existing policies were developed and the replacement Local Plan is not yet in a position to offer draft policies of any weight. The applicant advises the site has been advertised commercially for in excess of 2 years with no interest.

There are a number of layout issues. Access would be closed off from Bognor Road and the site would be accessed from the residential estate. No vehicular access is proposed to the front of the properties along Bognor Road, this is an issue for modern living, e.g. for supermarket and other deliveries as well as accessibility. However, it would be difficult to justify refusal on this basis without a policy requirement addressing layout within the Local or Neighbourhood Plan. There is a significant "Secure by design" issue with rear vehicular access and parking with very little natural surveillance.

Uniquely in this specific context on the incline of the railway approach, it would be appropriate to consider orientation and layout inwards, with the primary relationship of the houses being to the others in the estate rather than towards the frontage of Bognor Road. Reorientation could enable a more functional and secure layout and better use of the plot.

Building design and appearance is not of high quality or well reflective of Chichester. However, without design guidance in this regard, refusal on this basis would be unlikely to be justified.

**Recommendation: Objection due to the design, appearance and layout which do not conform to secure by design principles or provide a functional and practical layout. Uniquely in the physical context of this specific site, where the topography and surrounding layout and uses do not, and cannot, form a strong residential frontage to Bognor Road around the railway bridge, the City Council considers that it would be appropriate to consider a design solution with orientation of frontages turning inwards towards the estate, rather than creating a frontage along Bognor Road to which the houses, as proposed, do not properly connect in any case.**

**The City Council support the redevelopment of the site in principle and would request a meeting between the City Planning Adviser, the developer and CDC planners to discuss an appropriate design solution to make the most of the development opportunity and its potential for visual and social impact in this position.**

FU/21/00461/REM

Case Officer: Steve Harris

Miller Homes Ltd And Vistry Group Ltd

Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex PO19 3PH

All outstanding Reserved Matters for the erection of a one-form entry primary school and associated ancillary buildings, access, parking, landscaping and works in relation to the above pursuant to permission CC/14/04301/OUT.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOMJLHERM5B00>

The principle is acceptable and forms part of the required details of the Outline permission for the wider site.

Sustainable, central siting in local centre, in accordance with approved parameter plans.

30 parking spaces plus 2 accessible parking spaces in on-site car park, in addition to local centre parking in immediate surrounds.

Appropriate layout. Sports and play provision to rear of site, with school building towards the frontage, within the built up local centre.

Sustainable design and construction with a fabric first approach to achieve 11% over the required building regulations environmental standards, and technologies including solar panels designed to achieve a further 11% reduction in CO2 emissions.

**Recommendation: No objection**

Week 10 – 3 March 2021

CC/21/00187/ADV

Case Officer: Jeremy Bushell

Mr Nick Laugharne

Phase 9A Former Graylingwell Hospital Kingsmead Avenue Chichester West Sussex

Erection of 21 no. non-illuminated flag poles and 6 sections of illuminated hoarding posters.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNHS82ERL7000>

Conservation area. 21 non illuminated flag advertisements. 6 illuminated hoarding advertisements. The flags are proposed along the length of the site which is considerable and this explains the significant number of flags proposed. The hoarding signage is proposed to be illuminated which would have some impact on the character and appearance of the conservation area which must be protected from harm.

**Recommendation: Objection. Illuminated hoarding signs would harm the character and appearance of the conservation area. No objection should the illumination be omitted.**

CC/21/00251/LBC

Case Officer: Calum Thomas

House Revival Ltd

37 And 37A South Street Chichester West Sussex

Change of use from Office to Residential, to create two dwellings. Side and rear extensions, loft alterations, including dormers and internal modifications.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNN1S6ERLD300>

Site is within primary shopping frontage area, however the proposal is compliant with the requirements of policy 27, in that either side of the two buildings proposed for residential use, the surrounding buildings are in commercial use, and therefore there will be little impact upon vitality and viability.

The main building, 37 South Street, appears to have been constructed as a residential property, and there would be little external change as a result of the proposal. 37a South Street is a small, later addition, which has a shop frontage which would be sympathetically altered to a residential appearance with little impact on the character and appearance of the conservation area. Advice should be sought from the historic buildings officer regarding the internal layout and the historic significance, if any, of the shop frontage.

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

CC/21/00629/FUL

Case Officer: Vicki Baker

Mr Robert Kay

Chichester College Avenue De Chartres Chichester West Sussex

Erection of a timber-framed flat-roofed building with covered deck areas for SEN provision on college site.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPCN8UERMR700>

A modestly sized, single storey, timber classroom building is proposed for SEN students. Siting is close to the existing cluster of buildings and adjacent to the car park and visual impact will therefore be limited by siting, scale and design.

**Recommendation: No objection.**

Week 11 – No Committee items

No committee items.