



**PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION  
WORKING GROUP VIRTUAL MEETING ON 24 JUNE 2021 AT 2PM**

Week 20 – 19 May 2021

**No committee items.**

Week 21 – 26 May 2021

CC/21/00841/FUL - Case Officer: Vicki Baker  
Cellnex And EE Ltd And Hutchison 3G UK Ltd  
Telecommunications Site 1498802 Whitehouse Farm Old Broyle Farm Chichester  
Removal of existing telecommunications mast and installation of new 20 metre mast  
including transfer of existing apparatus to new mast and installation of 3 no. additional  
antennas and associated apparatus and ancillary works.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ69VSEFRPV00>

Key issues

- The provision of mobile communication services is important and there is no objection to such work in principle.
- Services will need to be provided to the new residents within this area of major development.
- The existing mast is 15m, with antennae taking the whole structure to around 17m, protruding only around 3m or so above the surrounding trees. This mitigates its current impact fairly well, however, an increase of an additional 5m would be significant.
- The 5m height increase will considerably increase the visibility of the mast over a wide area, and its visual impact in the locality, a significant portion of which will be residential dwellings, where such a large unsightly industrial structure would be incongruous.

**Recommendation: Objection. The site is inappropriate for a mast of 20m (plus antennae). The site is within what will soon be a residential area and the proposed substantial mast, together with its numerous antennae atop, would tower over the surrounding dwellings, its incongruous, overly industrial appearance and scale having a significant impact upon residents and the character and amenity of the area. Consideration should be given to the masterplan for the area and the local constraints and opportunities. An alternative to the significant height increase in this location should be sought. Replacing the mast with antennae on the taller buildings within the Whitehouse Farm development would cause significantly less visual harm and this possibility should be pursued in the first instance. If this is not possible, the operator should seek to relocate the mast closer to the industrial area of the Whitehouse Farm development and/or to the vicinity of a taller tree line, where the impact of such a substantial structure would not be so harmful to residential amenity.**

CC/21/01309/FUL and CC/21/01310/ADV - Case Officer: Calum Thomas

TH UK & Ireland Ltd

Pizza Hut Restaurant Portfield Way Chichester PO19 7WT

Full planning permission for the installation of a drive-thru lane and associated engineering works, including alterations to car parking, bin store and servicing arrangements and associated changes to landscaping. Minor alterations to the building and elevations including recladding. Advertisement consent for replacement signage.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QS90EWERHDB00>

Display of 6 no. internally illuminated fascia signs, 1 no. internally illuminated "totem" sign, 3 no. internally illuminated "information" signs, 1 no. non-illuminated "information" sign and 1 internally illuminated height restrictor sign.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QS90F0ERHDC00>

#### Key issues

- The applications propose a drive through Tim Hortons restaurant in place of the former Pizza Hut, and associated signage. Although this falls within the same use class, a drive through fast food venue may have significantly different traffic impacts than an eat-in only restaurant. The use of the wider site which includes a Costa coffee and McDonalds restaurant, which both have drive through facilities, results at times in queueing on the access road and, on occasion, onto the highway. The proposal may exacerbate this issue and the transport assessment lacks any detailed assessment of likely visitor numbers, times and trip rates which would be necessary in order to assess the potential additional impact.
- The replacement building itself, its design, external appearance, site layout and landscaping would have little visual impact over the existing and is appropriate in context and acceptable in principle.
- The signage proposed includes an internally illuminated totem, prominently sited to attract motorists on the nearby roundabout of the A27, as well as a large Billboard directed to Portfield Way motorists; this raises highway concerns and would have a detrimental impact upon the character and appearance of the area, which has so far successfully resisted excessive focus towards car users.

**Recommendation: Objection. The Transport Assessment is insufficiently detailed and there is concern that another drive-through facility in this small area will exacerbate the existing problem with cars queueing onto the highway at peak times. A wider site solution should be investigated to resolve this. The internally illuminated signage is excessive, its nature, scale and siting would detrimentally affect the character and appearance of the area, creating a motorist-focussed character which has thus far been carefully avoided; it may also cause harm to highway safety.**

CC/21/01391/FUL - Case Officer: Jane Thatcher

Mr Alan Gregory

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 4448m<sup>2</sup> (47877ft) of lettable industrial space all under B1(b), B1(c) and B8 use classes with 5 no. replacement buildings. - Variation of Condition 1 of planning permission CC/20/01914/FUL - changes to Block 1 from one single large unit into 10 smaller units and associated works.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSMSV2ERHU600>

## Key issues

- Although this is a Variation of Condition application, this is a very significant change to the nature of the original proposal and would probably be appropriately addressed by a new application.
- The change involves unit 1, the main, large scale central building which was to be a single large format, single-operator warehouse unit surrounded by a number of small-operator units in smaller scale buildings. The proposal is now to break up the floorspace of unit 1 to divide it into 10 small units.
- The proposal does not present any significant new issues in terms of the use of the site, and the appearance changes little as a result of it. However, 10 small units no longer justify the huge scale and height of the large central unit 1 building, which would have a significant impact on the character and appearance of the area, accepted only because it was necessary to accommodate the type of operator originally intended for it. If such an impact is no longer necessary to accommodate the building's intended use and operators, the building should be redesigned at a more suitable scale, rather than repurposed.

**Recommendation: Objection. The huge height and scale of unit 1, and its consequent impact upon the attractive residential character and appearance of the area was only acceptable because it was necessary in order to serve its proposed purpose as a large-scale single-operator warehouse building. Whilst we would not object to the principle of 10 smaller units being provided instead, the fact must be addressed that ten small units no longer justify the huge scale and height of the unit 1 building. If the building's significant scale and impacts are no longer necessary or justified by its proposed use, it should be redesigned at a more suitable scale without the now unjustified impacts upon the local area and its community.**

Week 22 – 2 June 2021

**No committee items.**

Week 23 – 9 June 2021

CC/21/01379/LBC and CC/21/01680/FUL - Case Officer: Vicki Baker

Mr Peter Roberts

The Council House North Street Chichester PO19 1LQ

Proposed installation of 17 no. solar panels to the south elevation of roof.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSLAWYERHSO00>

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTRLLFERIT100>

Members are asked to note the City Council's own application.

**Please note: Advice is being sought on the week 23 items below, as they all currently display the following message on the District Council's website: *This application is no longer available for viewing. It may have been removed or restricted from public viewing.***

CC/21/01342/FUL - Case Officer: Jeremy Bushell

Mr Peter Hodgson

Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park Chichester West Sussex

Construction of 4 dwellings for use as show homes and marketing suite including associated access, parking and landscaping.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSBXSVERHGO00>

CC/21/01343/ADV - Case Officer: Joanna Bell  
Peter Hodgson

Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell  
Park Chichester West Sussex

Main stack Welcome sign, Flags, directional signage, Wall mounted welcome signage,  
Digital board, Various small signs such as 'disabled parking' signage.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSBXSZERHGP00>

CC/21/01354/FUL - Case Officer: Calum Thomas  
Mr & Mrs S Ogilive

10 Lavant Road Chichester PO19 5RQ

Construction of 1 no. dwelling, detached garage and associated works (alternative to  
planning permission CC/19/00181/FUL).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSDXMQERHJS00>