



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORTS FOR THE PLANNING AND CONSERVATION COMMITTEE ON 23 JUNE 2022 AT 2PM

Weeks 20, 22 and 23
No committee items

Week 21

CC/21/03417/FUL - Case Officer: Calum Thomas

Land South Of Mainline 35 Whyke Road Chichester West Sussex

Provision of 2 no. three bedroom semi-detached dwellings, with associated parking, EV points and boundary treatment.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R332KJERI5H00>

Key issues:

- The proposal is to erect a pair of 3/4-bedroomed dwellings (presented as 3-bed with first floor lounge) within the curtilage of the former Mainline Tavern.
- The site is adjacent to the railway crossing at Whyke Road and is not within a conservation area.
- The design, appearance and scale are in keeping with the surrounding character.
- The noise and vibration assessment concludes that the proposed mitigation measures would result in acceptable residential amenity.
- The site is sustainably located. EV provision and two parking spaces for each dwelling are proposed, as is a small rear yard.
- The size, position and proximity of the proposal is likely to harm the amenity of the users of the Mainline Tavern building and the building's potential for redevelopment and use. The extent of the harm would depend on the details of the use and layout of the former Tavern building, which is not included as part of this application. This makes the determination of "unacceptable harm" difficult, however, as the proposal is 2.5 storeys high and only 4m from the south facing windows of the Mainline Tavern building, it would block significant light and would impact the outlook to the south.
- The proposal would result in the loss of any outdoor amenity space associated with the former Mainline Tavern and would leave it only two parking spaces, which limits the potential for appropriate, high quality use or redevelopment of the building.

Recommendation: Objection. The proposal's size, position and proximity to the former Mainline Tavern would block significant light to the Tavern's south facing windows, resulting in harm to the occupants' amenity and significantly restricting its potential for future development and use. The proposal would also result in the loss of any outdoor amenity space associated with the former Mainline Tavern building and would leave it with only two parking spaces, which would limit the potential use of the building and the nature and quality of any redevelopment. The rear yard/garden space may not be sufficient to serve the intended occupants of these family homes, both of which effectively offer 4-bedrooms (or 3 with first floor lounge). It would be preferable to consider the use of the whole site in one application, as this would give greater certainty regarding the relative impacts of the proposed development of each part of the site on the remaining part.

Nitrate mitigation: The City Council reiterates its previous request for Chichester District Council to urgently address the issue of nitrate mitigation alongside higher levels of government. There are two converging issues, the unacceptably high levels of nitrates in the protected Chichester Harbour, contributed to principally by agricultural practices, and the number of new houses which the government requires the District to approve, which also

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add to nitrate levels. To address this problem, “nitrate mitigation” requires that either new houses are built on agricultural land (because residential use produces lower nitrate levels than agricultural use), or brownfield site applicants enter an arrangement with a nearby farm to permanently remove some agricultural land from productive use on their behalf. This perpetual loss of agricultural land in favour of housing is unsustainable. Food production for the population must continue to be provided. The City Council would again urge the District to address this issue strategically, and not at the stage and scale of individual planning applications.

Existing site & location



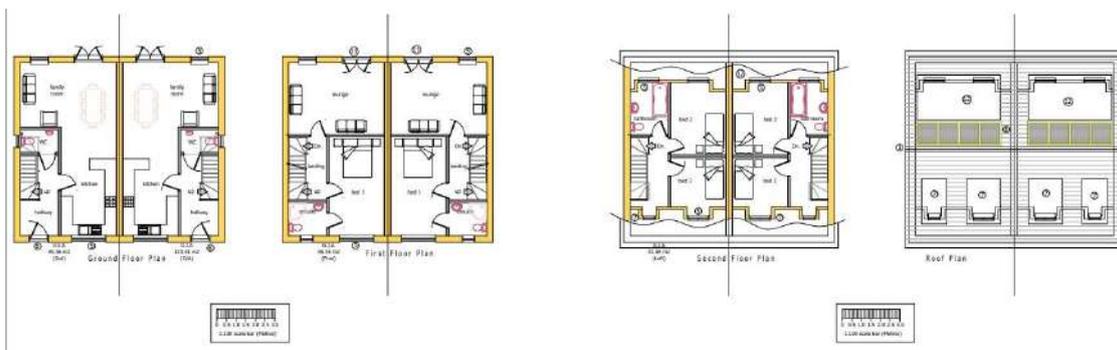
Proposed site layout



Proposed elevations: Existing Mainline Tavern building shown in grey



Floor Plans: 4-bed (or 3-bed with first floor "lounge"). Flat roof dormers front and back, solar panels above rear dormers.



Surrounding flat roof dormers (site marked )



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Chichester City Council (CCC) Business Plan 2022-23

1. INTRODUCTION

Efforts to pull together a new Business Plan were frustrated by the pandemic after the 2019 Local Elections when the current City Council membership was returned. (The previous Business Plan 2015-19 was adopted by the City Council on 7 January 2015 and was clearly in preparation in 2014.)

Once it was possible post-pandemic to meet together, members of the current City Council met in the Assembly Room on 31 January 2022 to begin preliminary work on a new Business Plan.

There was discussion during the day about whether work on a new Business Plan should be undertaken now or whether it should wait for the next elections in May 2023. Councillors were keen however to bring clarity to their deliberations and draft a new Business Plan against which success could be measured by the electorate in forthcoming elections.

Councillors also agreed that the last Business Plan was very broadly focused and that it would be sensible to concentrate now on a small number of objectives for development:

The meeting was facilitated on Zoom by Trevor Leggo Chair of Surrey and Sussex Association of Local Councils. Chichester City Council officers scribed and distributed their notes to members afterwards. Sarah Quail volunteered to turn those notes into a document for discussion.

2. HEADLINES

- **Chichester needs a clear identity.**
- Only Chichester City Council is fully committed to Chichester.
- **The climate emergency (declared by Chichester City Council on 19 June 2019) should inform ALL CCC initiatives.**

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3. CURRENT ACTIVITIES

Chichester City Council is a city council with parish status and with its Council House and Assembly Room, the Market House (Buttermarket) and City Cross, and permanent staff team, is one of the larger parish councils in this country. It is empowered to do the following:

- **Chichester is the oldest mayoralty in Sussex (1135) and the City Council appoints the Mayor annually from among elected members. It meets eight times a year. There are three committees: Planning and Conservation, Community Affairs and Finance, and several related sub-committees.**
- As a consultee, Planning and Conservation monitors all planning applications referred to it and submits its comments to Chichester District Council which is the planning authority, deals also with some highways issues, street naming and signing, and environmental matters. It is supported by a qualified professional planning adviser. It also monitors progress on the Neighbourhood Plan.
- **Community Affairs makes decisions on all matters concerning community relations including Mayoral appointments, representation on outside bodies, tourism, emergency planning, local rights and traditions and the maintenance of standards of amenities and facilities provided by others. It also oversees twinning activities with Chartres, Ravenna and Valetta and allocates grants for projects from the Discretionary Grants Budget**
- The Finance Committee is responsible for all financial matters: buildings and land in the council's ownership, hire charges for premises, allotment rents and issues to do with the Market House; matters to do with staff including their remuneration and terms and conditions; economic development and civic and ceremonial matters.
- **The City Council also has a wide ranging general power of competence. Put simply, this means it gives councils the power to do anything an individual can do provided it is not prohibited by other legislation.**

These activities must and will continue.

4. RECENT INITIATIVES

- **Recent initiatives include the 20s Plenty Citywide campaign, the setting-up of a working group to tackle the pervasive issue of noise on our streets at night, and the development of the Neighbourhood Plan.**
- There was a robust response to the pandemic which saw the establishment of the Mayor's Hardship Fund and support for the Chichester Community Network (an invaluable clearing house for information).

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- **The City Council supports the Business Improvement District (BID) financially and shares the costs of the Ranger Service (315 ranger days a year!) with the District Council.**
- The City Council also contributes to the costs of Community Wardens, the maintenance of the public conveniences in Priory Park, and half the costs of Chichester Cemetery.
- **There is a Civic Awards ceremony each year when individuals and organizations, nominated for their respective contributions to civic life, receive their awards from the Mayor of Chichester.**
- Significant improvements have been made in past years and continue, ensuring that civic buildings: the Council House and the Assembly Room, are fit for purpose by implementing low carbon initiatives
- **The City Council is also responsible for many of the city's green spaces, flower beds and allotments. It maintains disused burial grounds and is responsible for the War Memorial in Litten Gardens, and altogether, under the guidance of the Property Manager, is doing its best to undertake green initiatives across the city.**

5. WHAT DO WE VALUE ABOUT OUR CITY?

Before work began on the detail of a new Business Plan, there was discussion on what councillors valued about living in Chichester and there was in fact remarkable unanimity:

- **the compact, accessible city with its Georgian heart clustered round the cathedral**
- the sea
- **the Downs**
- the cultural offer

6. WHAT DO RESIDENTS SAY?

Once again, there was remarkable unanimity. Everyone who has campaigned politically in the city over the last twelve months will tell you that residents are complaining wholesale about the threats to this area from

- **over-development**
- the lamentable lack of infrastructure to support development on this scale
- **traffic congestion not only on the A27 but within the confines of the city**
- and what this implies for the climate
- **the perceived lack of joined-up thinking between the different councils - and that Chichester is not in charge of its own destiny**

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- the state of the city's pavements and in particular, the pedestrianized city centre

City Councillors are also picking up many complaints from the local population and particularly from young people that Chichester is unaffordable for them to even rent a property let alone buy one, and that there is nothing to do. How about a night club, they ask, and an active music scene?

7. THE CHALLENGE

The challenge for City Councillors lies in safeguarding what residents clearly value about living in Chichester while acknowledging that their own remit as a parish council, and Government directives, limit capacity for action. However, councillors can question every assumption which affects the city, and can certainly initiate activity through the general power of competence.

8. WHAT DO WE WANT TO ACHIEVE?

This list is a summary of debate which took place as councillors developed their thinking:

- **Chichester needs a clear identity**
- Recognition that only Chichester City Council is fully committed to Chichester
- **A Joint Working Party of Chichester councillors: City, District and County which should meet quarterly to deal with strategic matters of common concern – and identify how to tackle them.**
- We want a thriving city centre as set out in Chichester BID's strategic priorities:
 - Promoting Chichester
 - Delivering an organized and safer city
 - Creating new business opportunities
- **We must protect the built environment**
- We want a vibrant visitor destination
- **Sustainable transport**
- Affordable housing
- **An engaged community particularly young people**
- An overarching commitment to the climate emergency and sustainability which should inform all future initiatives

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9. WE SHALL DO THIS BY...

N°	OBJECTIVE	ACTIONS	WHO BY	TIMING
1	Chichester needs a clear identity	<ul style="list-style-type: none"> • Articulate and insist at every opportunity that Chichester has unique selling points. It is the county town, Chichester Cathedral is the seat of the Bishop of Chichester, we have a university: the University of Chichester, world class Chichester Festival Theatre and much, much more, situated as we are in glorious countryside (just about) between the Downs and the sea! • We must ensure that the city is always smart and up together (no weeds outside the cathedral!) and if the budgets do not exist to keep the county town in pristine condition, we should ask why - and seek adequate funding. • The Novium Museum should tell the <i>Story of Chichester</i>. • Chichester City Council is Chichester's corporate memory, and its civic buildings are the story of that history. City Guides should be recruited to undertake tours of the Council Offices in North Street, particularly of the Council Chamber and Assembly Room, during August when the City Council is in recess. • Visit Chichester! Chichester needs to be marketed as a destination in its own right, and not as part of a County or District Council initiative. 	<p>All</p> <p>Property Sub-committee</p> <p>City Council resolution to District Council</p> <p>Town Clerk to approach City Guides</p> <p>City Council resolution to District Council but we may need 'to go it alone'</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Commitment should be sought ASAP</p> <p>ASAP</p> <p>ASAP</p>

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N°	OBJECTIVE	ACTIONS	WHO BY	TIMING
		<ul style="list-style-type: none"> • The present cultural offer is outstanding. Chichester Festival Theatre and Pallant House Gallery are two elements of that offer, but serious effort should go into addressing demand for a lively music scene and a night club. Is there potential in the Southern Gateway? 	City Council resolution to District Council	ASAP
2	<p>Only Chichester City Council is fully committed to Chichester city life</p>	<ul style="list-style-type: none"> • Ensure that when we meet, we discuss and address not only ‘bread and butter’ issues as set out at No. 3 above but also those issues which we know matter to our residents: over-development, lack of infrastructure, traffic congestion, and what this implies for the climate, affordable housing, the lack of joined-up thinking between the different councils, that Chichester is not in charge of its own destiny, does not have a night club – and the city centre paving is lamentable! • We must also ensure that our discussions on these subjects are reported in local newspapers, on local TV, and radio, and on social media. • Establish a Joint Working Party of ALL Chichester councillors: City, District and County which should meet half-yearly to deal with strategic matters of common concern – and identify how to tackle them. • Identify what powers, appropriately financed, might be returned to the City Council by the District Council such as planning, licensing, tourist information and parks. 	<p>Lib Dem Group Leader, Committee Chairs, Town Clerk and committee team</p> <p>Lib Dem Group Leader, Committee Chairs, Town Clerk and committee team</p> <p>Lib Dem Group Leader and Town Clerk to liaise with the Chief Executives of CDC and WSCC. <i>Trevor Leggo offered to help</i></p> <p>Lib Dem Group Leader and Town Clerk to open up discussions with CX of CDC</p>	<p>Ongoing</p> <p>Ongoing</p> <p>ASAP</p> <p>TBC</p>

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N°	OBJECTIVE	ACTIONS	WHO BY	TIMING
		<p>accordingly.</p> <ul style="list-style-type: none"> • Tackle the state of the city centre roads and pavements. 	<p>CX of CDC</p> <p>CCC, CDC and WSCC</p>	<p>ASAP</p> <p>ASAP</p>
4	Protect built environment	<ul style="list-style-type: none"> • Planning and Conservation Committee to continue to monitor and comment on planning applications relating to city wards. • Question District Council decisions to ignore City Council planning advice. • Monitor and comment as necessary on all District and County Council improvement schemes such as West Street and the Southern Gateway. • Sort out the city centre pedestrian paving! • Invite the Chichester Conservation Area Advisory Committee (CCAAC) to report once a year to the Planning and Conservation Committee highlighting issues of particular concern to their members • Ensure the completion of the Neighbourhood Plan to better protect the built environment 	<p>P&C Committee</p> <p>P&C Chair to write to CX of CDC</p> <p>P&C Committee</p> <p>As above</p> <p>CCAAC Chair to be invited by Chair of P&C</p> <p>Neighbourhood Plan Steering group</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>TBC</p> <p>Ongoing</p>
5	Vibrant visitor destination	<ul style="list-style-type: none"> • Visit Chichester! Visit Chichester! Visit Chichester! Chichester needs to be marketed as a destination in its own right, and not as part of a County or 	Community Affairs Committee	ASAP

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N°	OBJECTIVE	ACTIONS	WHO BY	TIMING
		<ul style="list-style-type: none"> • Invite the Chair of the Task and Finish Group to speak to City Council members. 	Council members	
8	Engaged community	<ul style="list-style-type: none"> • Revisit a return to evening meetings. At the moment it is impossible for a working person – unless they have an understanding employer – to stand for election to the City Council. • Councillors should urge residents in their wards to establish residents’ associations (RAs) where they do not exist already. Existing RAs are the eyes and ears of their communities. They are also ways in which many people engage for the first time in issues which are affecting their lives and may well be encouraged to stand for election. • Establish a twice-yearly Youth Council and designate a willing City Councillor to be a Youth Ambassador to liaise with the school community and establish their views on civic issues. • Review the sites of civic notice boards and if necessary, install more. • Is there any mileage in putting out a Chichester City Council Bulletin on our civic notice boards with details of recent civic initiatives? • Should there be more information from community groups on civic notice boards? 	<p>Town Clerk to consult with Mayor and Committee Chairs</p> <p>All councillors</p> <p>City Councillor to be identified</p> <p>Town Clerk and team</p> <p>Town Clerk to advise</p> <p>Town Clerk to advise</p>	<p>ASAP</p> <p>Ongoing</p> <p>ASAP</p> <p>Ongoing</p>

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N°	OBJECTIVE	ACTIONS	WHO BY	TIMING
		<ul style="list-style-type: none"> • Frome Town Council enjoys an enviable reputation for innovation and engagement. What might we learn from Frome? 	Town Clerk to advise	
9	Climate emergency	<ul style="list-style-type: none"> • Investigate the practicalities of all promising carbon-reducing initiatives brought forward • Sufficient budget allocation for civic buildings maintenance and repair to support zero carbon initiatives. • Do our best to sort out traffic congestion throughout the city. (We know that we are not empowered to do a great deal, but we can complain, and we can identify partial solutions within our communities. The Westgate RA has proposed a plausible traffic calming scheme which is being considered by relevant authorities.) • 20s Plenty city wide as a matter of urgency. • Support initiatives to improve pedestrian and cycling access across the city. • Insist that all new build applications should be zero carbon where applicable and possible. • Seize the opportunities presented to plant more 	<p>Planning and Conservation Committee (P&C)</p> <p>P&C and Property Manager</p> <p>All</p> <p>Town Clerk has written to WSCC Feb 2022</p> <p>All</p> <p>P&C</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Now</p> <p>Ongoing</p>

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N°	OBJECTIVE	ACTIONS	WHO BY	TIMING
		<p>trees round the city.</p> <ul style="list-style-type: none"> • Encourage Chichester residents to adopt greener lifestyles. • Reinststate the task and finish group on climate change as a formal working group to assess progress and celebrate achievements whose first task could be drafting an advice sheet to householders and businesses in the city advising them on what they can do to deal with the effects of climate change. • Ensure that Neighbourhood Plan outcomes reflect the zero carbon pledge. • Identify every opportunity to utilise solar or wind power. 	<p>All</p> <p>All</p> <p>Lib Dem Group Leader</p> <p>All City Councillors on Neighbourhood Plan Steering Group</p> <p>Property Sub-committee</p>	<p>Ongoing</p> <p>ASAP</p> <p>Now</p> <p>Ongoing</p> <p>ASAP</p>

10. WHAT DO WE DO FIRST?

If City Councillors are agreed that

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- **Chichester needs a clear identity.**
- Only Chichester City Council is fully committed to Chichester.
- **The climate emergency should inform ALL CCC initiatives.**

then it should be possible, working through the current committee system, to tackle what needs to be done. There may be potential too for setting up separate working parties to develop policy on specific issues such as sustainable transport.

A possible allocation of responsibilities might be as follows:

Planning and Conservation

- Protect the built environment
- Sustainable transport
- Climate Emergency

Community Affairs

- Affordable housing
- Engaged community

Finance

- Chichester's identity
- Chichester City Council's unique commitment to the city
- Thriving city centre
- Vibrant visitor destination

Each committee should be empowered to decide on what it wants to tackle first and at each City Council meeting over the next twelve months, there should be a report from each committee on progress.

11. PROCESS

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As for this proposed Business Plan itself, it should go to each City Council committee for discussion and agreement, and then, finally, to the City Council for approval.

19 April 2022