



CHICHESTER CITY COUNCIL

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 18 AUGUST 2022 AT 2PM

Week 28

CC/22/01581/FUL - Case Officer: Louise Brace

Mr Lawrence Bennett

11 Etrick Road Chichester West Sussex PO19 7DU

Erection of bungalow, resubmission of 21/03537/FUL.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDS0ZGERHV400>

Key issues:

- Proposal is for a replacement dwelling, the original bungalow has already been demolished, the proposed is a chalet bungalow with 2 first floor bedrooms and bathroom.
- A previous, similar application, to which the City Council did not object, was withdrawn earlier in 2022. This application differs in that the roof has been hipped to reduce bulk and to more closely reflect the design and appearance of the adjacent dwellings.
- Three parking spaces are proposed, adequately providing for future occupants.
- The site is outside of the conservation area, which is to the north of the site, and would not unacceptably impact upon it.
- The relationship of the dwelling to its adjacent and rear neighbours is acceptable in context and would not cause unacceptable harm to amenity. The distance between the rear windows and those of the neighbouring property to the rear is in excess of 20m.

Recommendation: No objection

Week 29

No Committee items

Week 30

CC/22/01599/FUL - Case Officer: Nicola Martin

Mr Sexton Holdings Limited

41 Terminus Road Chichester West Sussex PO19 8TX

Demolition of existing property and outbuildings. New motor showroom with 1 no. motor vehicle workshop (including MOT) and valet prep area - all with associated hard and soft landscaping.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDU0MXERHWZ00>

Key issues:

- Proposed is the redevelopment of an existing commercial plot within the industrial estate area of Terminus Road, with demolition of the existing building and provision of a new car showroom and 5 bay garage workshop as well as MOT station and ancillary staff facilities. Mezzanine storage is proposed above.

- The proposed main building would be approximately 28m deep by 19m wide and 7.7m high, behind which a 2-car shelter would also be erected.
- The nature and scale of the building and use of the site is appropriate for the site and its surroundings which are of a similar scale and include a range of industrial and commercial uses. The proposal would have a limited impact but would require appropriate management of vehicle movements on and around the site.
- The proposed design is high quality with a modern commercial appearance typical of car showroom buildings, featuring a flat roof and a glass frontage with a well articulated entrance.
- A total of 21 parking spaces are proposed across the site, 16 for business/staff use and 5 for customers including 2 electric charging points and 1 disabled parking bay. 10 cycle spaces are also proposed.
- The existing access point on Terminus Road would be retained. A second access for staff use only is proposed onto Leigh Road.
- The trees on site would be retained and wildflower and feature planting is proposed along Leigh Road.

Recommendation: No objection

CC/22/01671/FUL - Case Officer: Rebecca Perris

Mr H St Pier

North House North Street Chichester West Sussex

Replacement of 16. no first and 17 no. second floor windows and recovering of existing flat roof.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8MSKERI7T00>

Key issues:

- The proposal site is a listed building in a prominent location within the city centre conservation area.
- The proposal is to replace the upper floor timber window frames with “timber look” UPVC.
- Although a high quality “timber look” UPVC is proposed, the material is inappropriate and out of keeping with the listed building and conservation area.

Recommendation: Objection. The UPVC proposed for the replacement window frames are inappropriate and out of keeping with the character, appearance and historic integrity of the listed building and conservation area.

CC/22/01880/OBG - Case Officer: Steve Harris

Robert Collett

Land West Of Centurion Way And West Of Old Broyle Road Old Broyle Road Chichester West Sussex

Proposed amendment to S106 Legal Agreement trigger for the delivery of Local Centre retail unit to shell and core finish from the 325th to the 500th residential occupation.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFBEVUER12Q00>

Key issues:

- Under the s106 legal agreement, the developer of the West of Chichester major development site must provide the local centre retail units “built to shell and core finish prior to first occupation of the 325th dwelling unit”, unless an alternative trigger is agreed.

- The developer advises that retailers are declining to take on the unit until greater use is likely (at around 700 dwellings). They therefore request to push back the trigger to first occupation of the 500th dwelling, tying in with the completion of the school.
- The planning system cannot ensure a retailer operates the unit, only that one is provided and made available. Therefore Members may wish to object to the proposal if their understanding from local residents in this area is that there is already significant or rapidly increasing demand for a shop under current occupancy conditions. If this is not the case, the proposal should be accepted, as a later trigger point would reduce the amount of time an unoccupied building stands in the local centre, which is more desirable from an urban design and security perspective.
- A later trigger point would mean increased footfall, more attractive to retailers. This would make the unit more attractive to a wider number of retailers, giving a better choice of suitable provider of local services and a quicker occupation timeline from completion.

Recommendation: No objection however it is recommended that a clause be added, if possible, to include a latest date by which a retail unit must be provided regardless of occupation, in order to protect against any possibility of significant delay. It is also requested that the developer regularly provides occupation and completion numbers for monitoring.

Week 31

No Committee items