



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 20 JULY 2023 AT 4PM

Week 24

CC/23/00900/FUL - Case Officer: Rebecca Perris
89 Bradshaw Road Chichester West Sussex PO19 6UY

Change of use of land from residential to business and associated conversion of existing log cabin into dog grooming salon.

To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RT9J1RERK2P00>

Key issues:

- The application is to change the use of an existing log cabin from ancillary to the residential use of the associated dwelling, to use for as a dog grooming salon.
- A noise statement sets out that the nature and scale of the operation, which is a home-based business run by the householders themselves with no staff. A maximum of 6 dogs (average of 4) per day are groomed, no more than 2 at a time, and operational hours are 9am-5pm.
- The outbuilding is sited in the rear garden of 89 Bradshaw Road and is fitted with double glazing. The noise statement sets out that the cabin will be lined with acoustic sheeting.
- Due to the nature and scale of the business, if the operations are carried out in accordance with the noise statement, which can be required by condition, there is unlikely to be significant amenity impact, nor any significant impact upon the highway.

Recommendation: No objection in principle.

In order to avoid unacceptable impact from noise, the use should be controlled by condition to be carried out in accordance with the noise statement, particularly with regard to the restriction of:

- operating hours,
- number of dogs visiting per day, and;
- number of dogs allowed on the premises at any one time.

Due to the siting within a noise-sensitive, residential area, and to the proximity of the immediate neighbours, the following condition is suggested in addition:

- A noise diary shall be kept at the premises, noting the time and date of any incidents of noise noticed by the operators or mentioned in any noise complaint, and noting the dog(s) and circumstances involved. The operators shall immediately and permanently cease to provide service to any dog involved in more than one noise incident in any rolling 12 month period. The diary shall be made available for inspection by the LPA within 24 hours of any request to view it.

Week 25

No committee items.

Week 26

CC/23/01390/OUT - Case Officer: Joanne Prichard
Graylingwell Hospital College Lane Chichester West Sussex
Outline application for Graylingwell Park including Kingsmead Avenue incorporating revised masterplan layout for up to 218 dwellings. Proposals include increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event parking. (Removal of condition 39 (tree planting at Kingsmead Avenue) of permission 14/01018/OUT).

To view the application use the following link:

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW8JT3ERL1U00>

Key issues:

- This application is to remove condition 39, relating tree planting, as a requirement of the permission 14/01018/OUT, which relates to a 218-dwelling development.
- Outline planning permission was granted under ref 14/01018/OUT for “Graylingwell Park including Kingsmead Avenue incorporating revised masterplan layout for up to 218 dwellings. Proposals include increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event parking.” This outline permission stands, as do the detailed “reserved matters” applications which followed it. No aspect of this application is open for reconsideration except for the proposed removal of the tree planting requirements imposed by condition 39.
- Condition 39 provides that: No later than 5 years from the date of this permission an avenue of trees to be first approved by the Local Planning Authority following the submission of details in that behalf and including details of the numbers of trees, specification of species, tree spacing distances and the size of trees at the time of planting shall be carried out on the north/east side of Kingsmead Avenue excluding that part of the Kingsmead Avenue road boundary with the reserved school site but for the avoidance of doubt including the reserved school playing field road boundary. Reason: To accord with the terms of the masterplan and in the interests of enhancing the visual amenity of the development. The permission was dated 21 March 2018.
- The approved Masterplan shows significant tree planting along Kingsmead Avenue, which would contribute to the character and appearance of the “arrival avenue” character area of this part of the development.
- The applicant submits that tree planting as required by the condition would not be possible due to the proximity of utility cables which run along the road. No alternative scheme is offered instead.
- Technical advice should be sought on this matter, and alternatives explored in order that a replacement planting scheme could be agreed to secure some of the intended benefits of the required tree planting, rather than achieving no planting at all.

Recommendation: *Objection to the removal of the condition* unless a suitable alternative scheme can be agreed with the LPA's Arboricultural Officer. The tree-lined avenue is an important character feature, and the trees would contribute significantly to the visual amenity of the area and to local biodiversity. Consideration should be given to the possibility of:

- alternative species of tree or shrubs, to minimise root spread and water uptake,
- revised siting, for example, slightly further back into the public open space, and/or on the opposite side of the road,
- a reduced number of trees, if necessary, and;
- planting into containers to restrict root spread.

Week 27

CC/23/01302/FUL - Case Officer: Jeremy Bushell
Chichester College Group
Chichester College Avenue De Chartres Chichester West Sussex
Demolition of existing Block F building and erection of a new building for class use F1(a) with associated works including an external compound, relocation of electricity substation and a new attenuation tank.

To view the application use the following link:

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVMSYGERKV500>

Key issues:

- The proposal is for a replacement classroom block within the existing Bishop Luffa School Site. This would provide significant additional, high quality teaching space, as well as replacing some temporary modular classroom buildings.
- Paragraph 95 of the NPPF states that LPAs must give “great weight” to the need to expand schools.
- The proposal would be of a significant scale, being four storeys in height (approximately 27m). This is similar in scale to an adjacent block, approximately 25.5m in height. A number of other blocks are approximately 22m in height.
- The nearest residential properties would be 7-12 Tannery Way, which would be approximately 40m from the building. There would be some amenity impact to a first floor window, although good screening is provided by mature tree and hedge planting along the college boundary.
- The ground floor would provide mechanic workshop bays, drainage into the adjacent river Lavant may therefore be an environmental concern. Appropriate drainage details should be provided.

Recommendation: No objection in principle however, the following observations are made:

- Regard should be had to the residential amenity of 7-12 Tannery Close. The existing screening should be retained and if possible reinforced or extended.
- Views of the Cathedral should not be obstructed from any vantage point.
- Drainage details should be provided demonstrating how the adjacent river Lavant will be protected from potentially contaminated runoff from the vehicle workshops on the proposed building’s ground floor.