



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 1 FEBRUARY 2024 AT 4PM

Week 1

CC/23/02830/OBG - Case Officer: Joanne Prichard

Graylingwell Hospital College Lane Chichester West Sussex

Non-compliance with clauses 16.6 and 16.8 of Schedule 1 of s106 legal agreement dated 21 March 2018 attached to planning application 14/01018/OUT relating to Graylingwell Hospital Site to remove the requirement to 1) Procure and construct the Toucan Crossing Works on Oaklands Way including any necessary carriageway realignment and the provision of a suitable link from Northgate Car Park to Franklin Place and North Street and 2) Procure and construct a cycle route from the junction of St James Road and Westhampnett Road to the existing footpath to the east of Swanfield Park including widening the existing footway along Westhampnett Road, upgrading the existing pelican crossing to toucan standard and realigning the bridge over the River Lavant improvements to footpath 3689 between the realigned bridge over the River Lavant and the existing cycleway connecting to Barnfield Drive.

To view the application use the following link:

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5NVKXER0ZU00>

Key issues:

- The proposal is to remove the requirements of a 2018 legal agreement for a crossing on Oaklands Way and for a connective cycle route along Westhampnett Road.
- The applicants argue that further cycle provision has been made since 2018 and the required improvements are no longer necessary.
- The applicants highlight that the Lidl development includes cycleways across the Lidl site, off Westhampnett Road. However, Westhampnett Road itself, is a main route across, into and out of Chichester. This road is particularly busy and there is little space for cyclists who presently have to share the road with vehicles. Cyclists remain likely to benefit from the required provision here of a widened shared footpath and cycleway.
- The applicants further state that WSCC are considering cycle improvements along Oaklands Way and Westhampnett Road (the Chichester to Tangmere route) and therefore the requirements are outdated. However, there is no guarantee that these will be provided at all at this stage, the consultation set out that the crossing was to be provided by the developer, not by WSCC as part of the scheme, and even if WSCC's cycle improvements are provided in full and in a timely manner, the developer should still be required to provide their part of the route (or the relevant financial contribution towards it).
- The crossing at Oaklands Way would significantly improve links between the city centre and the north of the city for cyclists as well as pedestrians. Currently access is via a subway or across a busy two-lane road.
- The applicants have re-analysed the routes from the development and conclude that the majority of residents within the approved development would not use either the Westhampnett Road improvement or the Oaklands Way crossing. The requirements should therefore be removed as they do not meet the tests for planning obligations, which set out that such requirements must be a) necessary to make the development acceptable in planning terms b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development. CDC will need to satisfy themselves of the accuracy of the technical data and the conclusions drawn from it.

Recommendation: Objection.

The required cycle provision at Westhampnett Road and the required crossing at Oaklands Way remain important for active travel provision and for the safety and amenity of local residents, including those within the Graylingwell Park development. The route analysis assumes that residents of Graylingwell will only ever make journeys directly to or from their own homes, and not from place to place within the city as residents tend to do (for example, from their local workplace, to shops, onto places of local entertainment, leisure or sports facilities, or to visit others' homes around the city).

Week 2

CC/23/02748/FUL - Case Officer: Sascha Haigh
Mr Andy And Mrs Caroline Daniel
Sycamore Close Fordwater Road Chichester West Sussex
Replacement dwelling and associated works.

To view the application use the following link:

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S56ZQ7ER12N00>

Key issues:

- The proposal is for a replacement dwelling, the principle of which would be acceptable, subject to consideration of the impact of the new dwelling on matters of public interest. Of primary significance are the impacts on residential amenity and the impact upon visual amenity and the character of the area.
- Fordwater Road is a narrow, single-track road with a verdant, semi-rural character. It features detached family homes of a variety of ages and styles. Dwellings and plots tend to be fairly generously proportioned. There is no particularly strong character in terms of architecture or materials shared by the dwellings.
- The existing dwelling is a traditional two-storey cottage with gable roof and a number of single storey extensions including a flat roofed extension and a conservatory.
- The proposed dwelling is of modern appearance and architectural form, featuring a front gable with mono-pitched side projection on the front elevation, a mono-pitched dormer window and a single storey flat roofed canopy which extends around the side and rear of the building. The rear elevation features a flat roofed gable element and a mono-pitched dormer window.
- The proposed materials include dark timber cladding and slate tiles, these are seen in a small number of surrounding dwellings, usually combined with other materials.
- The proposed building has a very modern appearance but would be set well back within a verdant plot and would not be likely to cause significant harm to visual amenity or the character of the area.
- The new dwelling features a side window at first floor level, serving a bedroom. However, this would be several metres from the neighbouring dwelling and there appears to be significant mature vegetation between the properties which would screen the side elevations. It is noted that the existing dwelling features two such windows in both side elevations, as such, the proposal would not increase overlooking.

Recommendation: No objection.

CC/23/02917/FUL - Case Officer: Sascha Haigh
Victoria Court 22 St Pancras Chichester West Sussex
Change of use from offices to 5 no. apartments (C3 use) and associated works.
O.S. Grid Ref. 486645/105011

To view the application use the following link:

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6C33VERGJ000>

Key issues:

- The application is for a change of use from a suite of 5 offices to 5 flats, with associated alterations to the internal layout and external appearance of the building and its car park.
- Policy 26 of the Local Plan states that existing employment sites will be retained to safeguard their contribution to the local economy. Planning permission will be granted for alternative uses where it is demonstrated that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses. This should be by evidence of two years marketing of the property.
- A marketing summary is provided which sets out that Suite 1 has been vacant for 1 year, since December 2022, Suites 2 and 3 have only just become vacant in December 2023. Suites 4 and 5 remain occupied. This does not appear to meet the requirements of Policy 26, however, the applicant argues that the demand for offices has changed significantly in recent years.
- The proposal would provide 5 flats, which would contribute to the need for new dwellings in the Parish and in the District more widely.
- The site is sustainably located very close to the City centre with shops and transport nearby.
- No outdoor amenity space would be provided for the occupants, however, the site is very close to Litten Gardens. The flats would all be two-bedroomed and not necessarily aimed at families with children.
- The building is suited to conversion to residential use and the proposed flats would be adequately proportioned.
- The re-use of the building would be a more sustainable option than re-building.
- 20 parking spaces would remain available on site, which would be more than sufficient to meet the standard parking requirements.
- The bin store would be sited directly alongside the road frontage of Lewis Road. This would not significantly harm visual amenity or the character of this part of Lewis Road, and there is a similar enclosure nearby (albeit smaller and set further back). However, there is an opportunity to improve visual amenity in this respect: Three small areas of soft landscaping are proposed within the car park. It would appear that there is sufficient space within the car park for the bin and cycle store to be moved slightly further back within the site, which would allow for a small area of soft landscaping to screen the bin store from Lewis Road.
- The proposal includes external alterations which would improve the external appearance of the building, including new, attractively proportioned windows with vertical emphasis and new dark grey cladding.
- There would not be a likely unacceptable impact on surrounding residential amenity as a result of the changes to the use or the physical appearance of the building.

Recommendation: No objection subject to compliance with Policy 26.

Week 3

No committee items.