



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 29 FEBRUARY 2024 AT 4PM

Weeks 4-5
No Committee items.

Week 6

CC/23/02732/FUL - Case Officer: Alicia Snook

Tenpin Ltd

Tenpin And Air Arena Chichester Gate Chichester West Sussex

Change of use of vacant unit to create larger bowling alley. New operating hours of enlarged unit of 08:00 - 0:30 Monday to Sunday inclusive.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4ZX2AERG5K00>

Key issues:

- The proposal site is within the Chichester Gate entertainment and leisure complex, which is served by its own significant parking area.
- The proposal is to expand the existing tenpin bowling unit into the adjacent unit, formerly occupied by Air Arena (trampolines) to form a larger commercial unit in the same use.
- The internal changes to the vacant unit would include 10 additional bowling lanes, 2 small karaoke rooms, a Laser Tag room and an Escape Rooms and Games Area.
- The existing consent allows for the use to operate between 09:00-00:00 7 days a week. The proposal is to extend this to 08:00-00:30.
- The application is supported by an acoustic report which concludes that the proposed operational noise from the extension and additional operating hours would have no observed effect on noise sensitive receptors.
- The proposal would enhance the city's existing entertainment and leisure offer, including the 'evening economy', in accordance with Policy 10 of the adopted Chichester Local Plan: Key Policies 2014-2029.

Recommendation: No objection.

Week 7

CC/24/00282/OBG - Case Officer: Steve Harris

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

Request for written approval of amendment to S106 Legal Agreement trigger for the delivery of the Employment Provision to shell and core finish (in the event that the owner opts to provide it after an unsuccessful marketing exercise) from prior to occupation of the 350th dwelling to prior to occupation of the 750th dwelling to enable completion of marketing exercise.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8HHS DER0ZU00>

Key issues:

- Outline planning permission for 750 homes was granted in 2018, subject to a s106 legal agreement, under reference 14/04301/OUT.
- The proposal is to amend the requirement of legal agreement in respect of employment provision. Currently, the developer is required to provide this prior to the occupation of the 350th dwelling. The proposal is to allow for its provision prior to the occupation of the 750th dwelling.
- Last available data on housing delivery was 1 April 2023 427 dwelling were completed. The Chichester District Council's 5 year housing land supply position statement estimated delivery of a further 150 dwellings in the period 1 April 2023-31 March 2024, which would amount to a total of 577 dwellings by end March 2024.
- On the basis of the expected trajectory set out within the 5 year housing land supply position statement, the 750th dwelling would be likely to be completed around Spring 2025.
- Planning permission has been granted for the employment buildings. The required 2-year marketing period for which began in January 2023. Following the marketing period, which ends in January 2025, the developer must either provide the buildings to shell and core or offer the land to the Council. If they choose to construct the buildings to shell and core, this must be done by the occupation of the 350th dwelling, which has already passed. The amendment would therefore regularise the position and allow the developer to retain the option of providing the buildings constructed to shell and core at the end of the marketing period.

Recommendation: No objection in principle. However, to ensure delivery of the employment provision (in order to avoid a scenario where only 749 dwellings are provided in order that the trigger point for provision of the employment provision is never reached), consideration should be given to a trigger of point of the occupation of the 700th dwelling (or similar).

CC/24/00283/OBG - Case Officer: Steve Harris

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

Request for written approval of amendment to S106 Legal Agreement trigger for the delivery of the Community Building from prior to 500th occupation to prior to 750th occupation to reflect the need to redesign the approved building following a recent change to its intended operator.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8HHSVER0ZU00>

Key issues:

- Outline planning permission for 750 homes was granted in 2018, subject to a s106 legal agreement, under reference 14/04301/OUT.
- The proposal is to amend the requirement of legal agreement in respect of employment provision. Currently, the developer is required to provide this prior to the occupation of the 350th dwelling. The proposal is to allow for its provision prior to the occupation of the 750th dwelling.
- Last available data on housing delivery was 1 April 2023 427 dwelling were completed. The Chichester District Council's 5 year housing land supply position statement estimated delivery of a further 150 dwellings in the period 1 April 2023-31 March 2024, which would amount to a total of 577 dwellings by end March 2024.
- On the basis of the expected trajectory set out within the 5 year housing land supply position statement, the 750th dwelling would be likely to be completed around Spring 2025.
- Detailed planning permission has been granted for the community building, however, the intended user, YMCA has withdrawn, and a new intended user, CCDT, requires changes to the community building which would require a new planning permission. An application is expected to be submitted shortly. The extension of the trigger point would allow time for a new detailed planning permission for a redesigned community building to be obtained.

Recommendation: No objection in principle. However, to ensure delivery of the community building, (in order to avoid a scenario where only 749 dwellings are provided in order that the trigger point for provision of the community building is never reached), consideration should be given to a trigger of point of the occupation of the 700th dwelling (or similar).