

# Agenda Item 5



Chichester City Council

## PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 7 NOVEMBER 2024 AT 4PM

Week 40

CC/24/01754/LBC - Case Officer: Annie Gietzold

Mr Andrew Watson

Litten Gardens Chichester War Memorial St Pancras Chichester

Add name to Chichester War Memorial.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHFL9VERK9P00>

NOTE: This is an application by Chichester City Council for our own development – to note.

Key issues:

- “John Charles Boniface”, Service No. G/3245 of Royal Sussex Regiment “B” Coy. 9th Bn. died on 28th September 1915 aged 17 years. He was born 1898 son of John and Ada Amy Boniface of 2 Chermiside Villas, The Broadway, Summersdale, Chichester.
- The proposal is to add his name to the war memorial, as it had been accidentally omitted, as noted recently by a family member who raised the issue.

Recommendation: To note that the application has been submitted.



CC/24/02134/PA3MA - Case Officer: Alicia Snook

The Atrium Southern Gate Chichester West Sussex

Conversion of existing office building into 60 no. residential apartments.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK0KGUERL5700>

Key issues:

- This is an application for 'Prior Approval' of a change of use from offices to 60 residential units (3 three-bed, 24 two-bed, 21 one-bed, and 12 studio apartments). No external alterations are proposed. An application for express planning permission is not required, as the change of use would be permitted development, subject to the prior approval of the LPA. The principle of the development is therefore acceptable and cannot be considered. The only matters which can be considered are:

- (a) transport and highways impacts of the development,
- (b) contamination risks on the site,
- (c) flooding risks on the site
- (d) impacts of noise from commercial premises on the intended occupiers of the development
- (e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

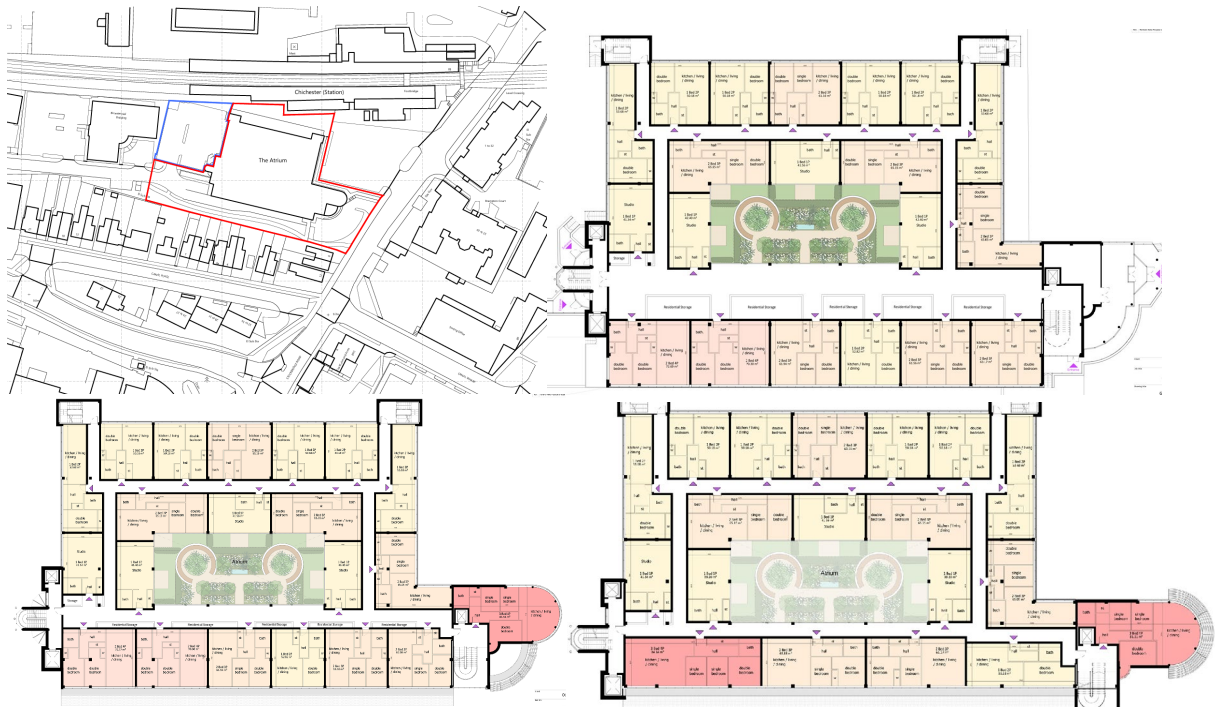
- WSCC Highways raise no objection to the proposal. The site is sustainably located close to the city centre with its amenities and public transport. As offices generate more vehicle movements than residential developments, the proposal would not significantly impact traffic, or highway safety or capacity. The proposal is to retain the existing access from Southern Gate, which is accessed from Terminus Road, turning north at the signalised junction, opposite the Chichester Gate access. 89 car parking spaces are shown within the existing and proposed basement car park plan, which would exceed the car parking requirements (1-2 bed flats require 0.5 spaces each, 3+ bed flats require 1 space each, requiring a total of 31 car parking spaces). In addition, 11 visitor car parking spaces are provided to the front of the building, accessed from Stockbridge Road.
- The site is not known to be within an area of contamination, though this should be checked with the Environmental Health team.
- The site is within Flood Zone 1, low flood risk area.
- The property is detached. To the north is the railway line, to the east and south are residential buildings and to the west is an office building. Noise from commercial premises is not likely to cause significant harm to the residential amenity of future occupants.
- The existing layout features open plan office. There are large windows along each of the external elevations and lining the central atrium. The proposed layout is for the flats to be positioned either side of internal circulation space, and all habitable rooms (including bedrooms, open plan kitchen/lounge/diners and bedsitting rooms) would have natural light from the existing windows, either to the atrium or to the external elevations.

Recommendation: No objection, subject to the LPA being satisfied that the amount of natural light to the apartments with windows to the atrium would be adequate in all cases.

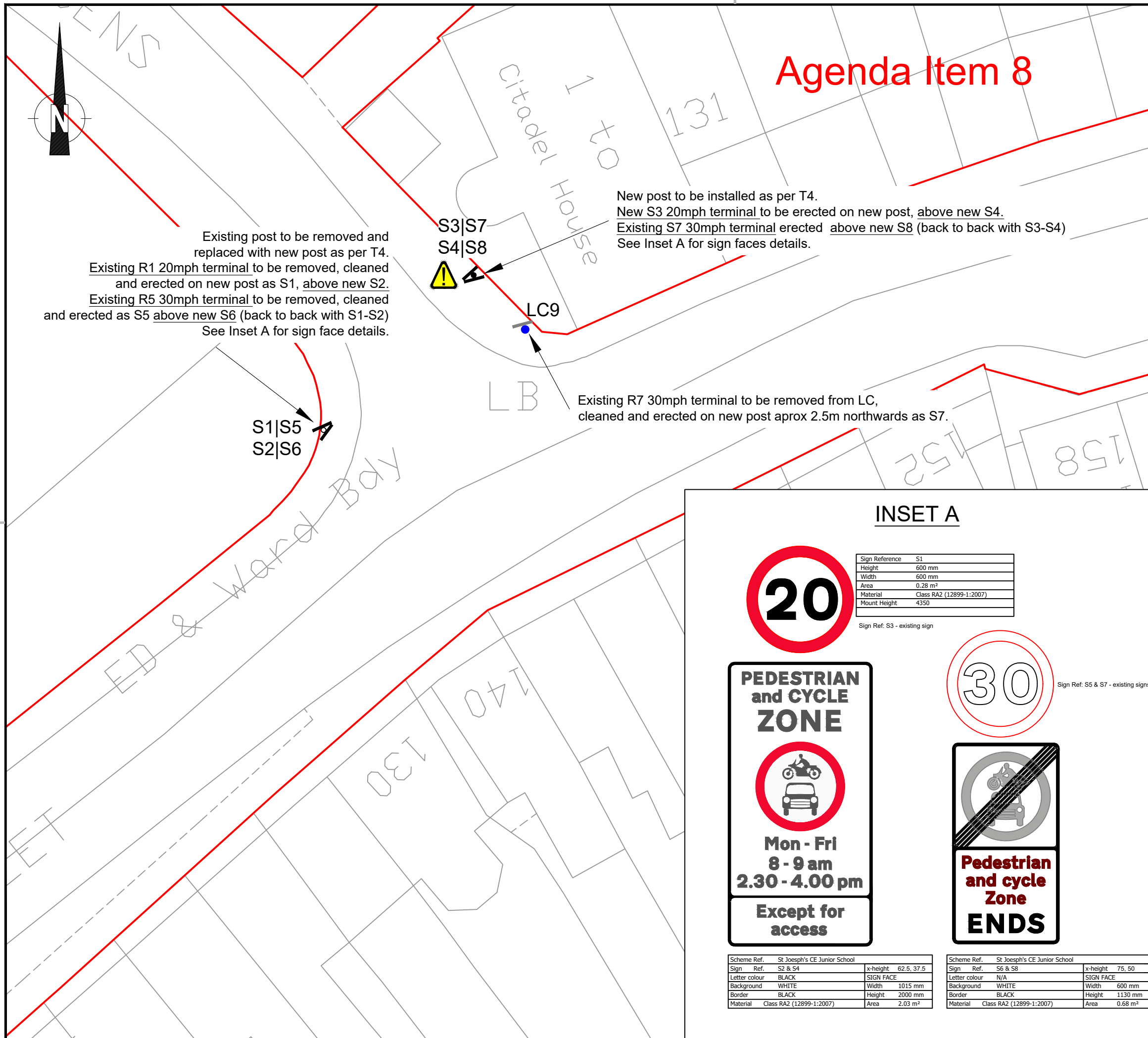
Weeks 41-43

No committee items.





# Agenda Item 8



## NOTES

- All dimensions are in metres unless otherwise stated.  
Drawing to be read in conjunction with relevant schedules and drawing 6080-WSCC-100-A286-DR-2.
- Any discrepancies should be reported to WSCC Engineer immediately for clarification and approval.
- This to be printed in colour.

## KEY

- LC Existing Lighting column
- Existing sign face to be relocated
- H Existing posts removed. New and existing sign faces on new post
- H New and existing sign faces on new post
- Highway Boundary
- UNDERGROUND UTILITIES PRESENT WITHIN WORKS AREA

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Rev	Revision details	Chkd	Appd	Date
P02	Sign face adjustment	DNJ	MV	08/10/2024
P01	First issue	DNJ	MV	12/08/2024
Drawn:	DA			For comment
Checked by:	DNJ			For tender
Approver:	MV			For construction
Date:	12/08/2024			As constructed

## INSET A

Sign Reference	S1
Height	600 mm
Width	600 mm
Area	0.28 m <sup>2</sup>
Material	Class RA2 (12899-1:2007)
Mount Height	4350

Sign Ref: S3 - existing sign

Sign Ref: S5 & S7 - existing signs

Scheme Ref.	St Joseph's CE Junior School	Sign Ref.	x-height	Area
		S2 & S4	62.5, 37.5	2.03 m <sup>2</sup>
Letter colour	BLACK	SIGN FACE		
Background	WHITE	Width	1015 mm	
Border	BLACK	Height	2000 mm	
Material	Class RA2 (12899-1:2007)	Area		

Scheme Ref.	St Joseph's CE Junior School	Sign Ref.	x-height	Area
		S6 & S8	75, 50	0.68 m <sup>2</sup>
Letter colour	N/A	SIGN FACE		
Background	WHITE	Width	600 mm	
Border	BLACK	Height	1130 mm	
Material	Class RA2 (12899-1:2007)	Area		

West Sussex County Council  
Highways Transport and Planning  
Highways Improvements  
County Hall,  
West Street  
Chichester  
West Sussex  
PO19 1RH  
(01243) 642105

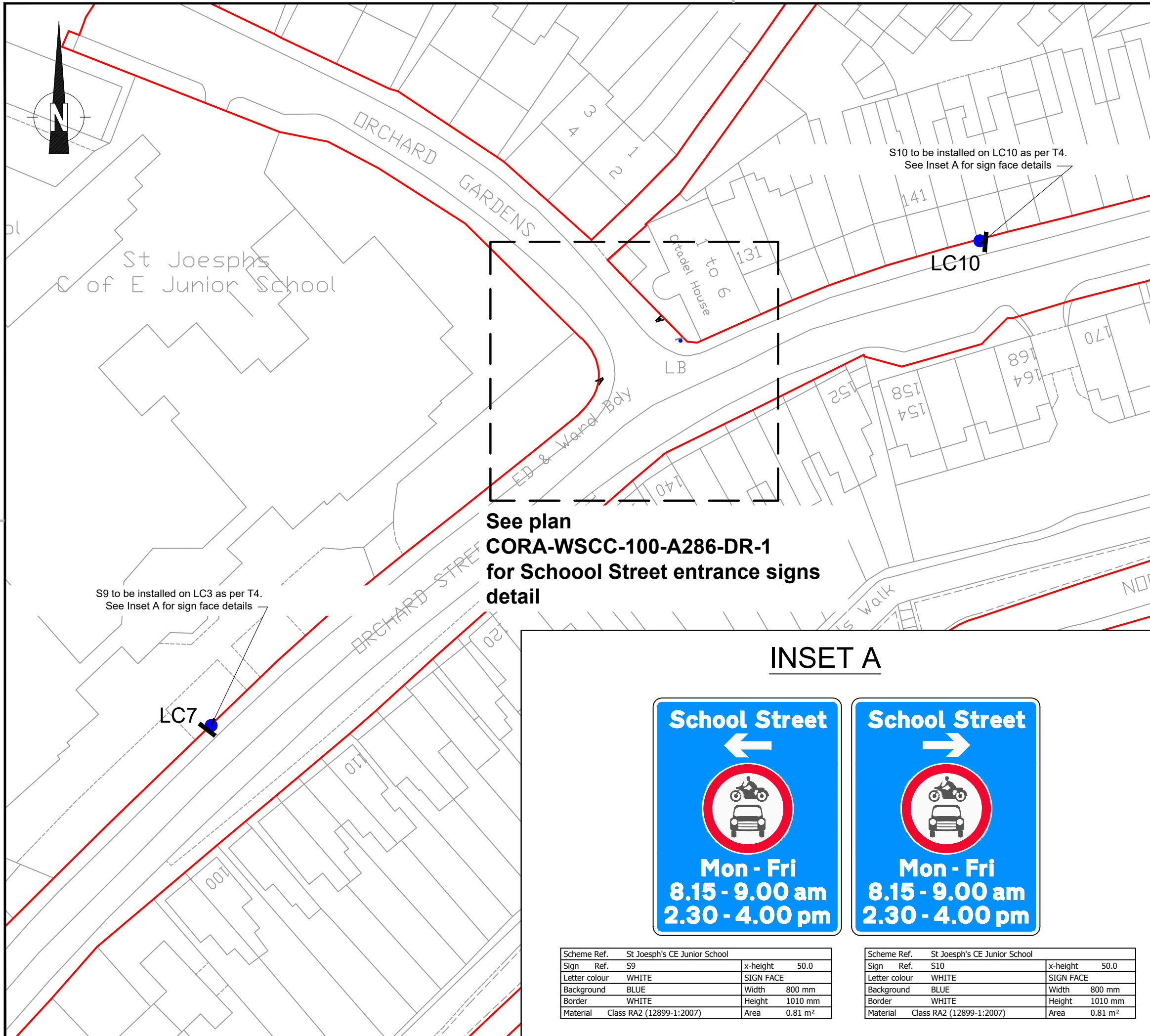
Project Name  
LTIP School Streets  
Orchard Gardens, Chichester  
St. Joseph's Infant and Junior School

Drawing Title  
General Arrangement

Original Drawing Size : A3  
Scale : 1:200

Drawing No  
6080-WSCC-100-A286-DR-1

Rev  
P01



**NOTES**

- All dimensions are in metres unless otherwise stated. Drawing to be read in conjunction with relevant schedules and drawing 6080-WSCC-100-A286-DR-1.
- Any discrepancies should be reported to WSCC Engineer immediately for clarification and approval.
- This to be printed in colour.

**KEY**

- LC Existing Lighting column
- New sign installation
- Highway Boundary

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P02	Changes to sign face	DNJ	MV	08/10/2024
P01	First issue	DNJ	MV	12/08/2024
Rev	Revision details	Chkd	Appd	Date
Drawn:	DA			For comment
Checked by:	DNJ			For tender
Approver:	MV			For construction
Date:	12/08/2024			As constructed

West Sussex County Council  
Highways Transport and Planning  
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PO19 1RH  
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Project Name  
LTIP School Streets  
Orchard Gardens, Chichester  
St. Joseph's Infant and Junior School

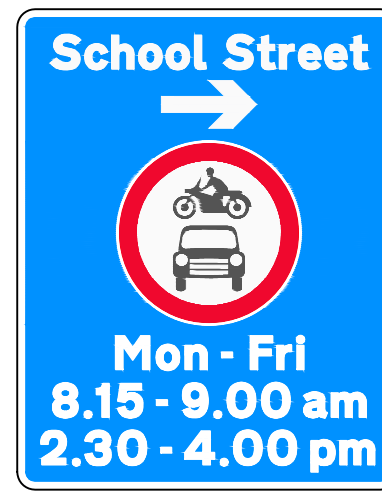
Drawing Title  
General Arrangement

Original Drawing Size : A3  
Scale : 1:500

Drawing No  
6080-WSCC-100-A286-DR-2

Rev  
P01

**INSET A**



Scheme Ref.	St Joseph's CE Junior School	x-height	50.0
Sign Ref.	S9	SIGN FACE	
Letter colour	WHITE	Width	800 mm
Background	BLUE	Height	1010 mm
Border	WHITE	Area	0.81 m <sup>2</sup>
Material	Class RA2 (12899-1:2007)		

Scheme Ref.	St Joseph's CE Junior School	x-height	50.0
Sign Ref.	S10	SIGN FACE	
Letter colour	WHITE	Width	800 mm
Background	BLUE	Height	1010 mm
Border	WHITE	Area	0.81 m <sup>2</sup>
Material	Class RA2 (12899-1:2007)		

T4 TRAFFIC SIGNS SCHEDULE (Version 2.0)																													
Drawing No	Sign No.	Action (see key below)	SIGN PLATE (Sign faces to BS EN 12899-1:2007)							POSTS				FITTINGS					INSTALLATION			FOUNDATION				ILLUMINATION			All dimensions in millimetres (except where stated)
			Description	Diagram Number	Width	Height	Area (sq m)	x height	Grade (see key below)	Quantity	Type (see key below)	Size	Length	Offset Bracket	Stub Posts		Caps	Clips	Base Plate	Post Centres	Stub Post Centres	Mounting Height	Length	Width	Depth	Duct	Housing Type	Control Type	Type or Class
6080-WSCC-100-A286-DR-1	R1	RR	20mph terminal sign	670	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Remove R1 form existing post, clean and set aside for reuse as S1.
6080-WSCC-100-A286-DR-1	R5	RR	30mph terminal sign	670	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Remove R5 form existing post, clean and set aside for reuse as S5. Remove existing post and dispose off site	
6080-WSCC-100-A286-DR-1	S1	A	20mph terminal sign	670	-	-	-	-	-	1	C	139.7mm O.D 3.0mm thick	5650	-	-	-	1	2	-	-	-	4350	1300	1000	700	-	-	-	Install on new post with 100 depth foundation cover. Sign to be angled towards west bound traffic on Orchard Street turning into Orchard Gardens.
6080-WSCC-100-A286-DR-1	S2	N	Pedestrian and Cycle Zone Mon-Fri 8-9am & 2.30-4pm Except for access	618.3C	1015	2000	2.03	62.5, 37.5	Hi	-	-	-	-	-	-	-	4	-	-	-	-	2300	-	-	-	-	-	-	Install under S1. Sign to be angled towards west bound traffic on Orchard Street turning into Orchard Gardens.
6080-WSCC-100-A286-DR-1	S5	A	30mph terminal sign	670	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	4350	-	-	-	-	-	-	Installed back to back with S1. Sign to be angled towards southbound traffic in Orchard Gardens
6080-WSCC-100-A286-DR-1	S6	N	Pedestrian and Cycle Zone Ends	618.4B	600	1130	0.68	75, 50	Hi	-	-	-	-	-	-	-	2	-	-	-	-	3,170	-	-	-	-	-	-	Installed under S5. Sign to be angled towards southbound traffic in Orchard Gardens
6080-WSCC-100-A286-DR-1	R7	RR	20mph terminal sign	670	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Remove R1 form lamp column 9, clean and set aside for reuse as S7.	
6080-WSCC-100-A286-DR-1	S3	N	20mph terminal sign	670	600	600	0.28	-	Hi	1	C	139.7mm O.D 3.0mm thick	5500	-	-	-	1	2	-	-	-	4350	1500	900	550	-	-	-	Install on new post with 100 depth foundation cover. Sign to be angled towards east bound traffic on Orchard Street turning into Orchard Gardens.
6080-WSCC-100-A286-DR-1	S4	N	Pedestrian and Cycle Zone Mon-Fri 8-9am & 2.30-4pm Except for access	618.3C	1015	2000	2.03	62.5, 37.5	Hi	-	-	-	-	-	-	-	4	-	-	-	-	2300	-	-	-	-	-	-	Install under S1. Sign to be angled towards east bound traffic on Orchard Street turning into Orchard Gardens.
6080-WSCC-100-A286-DR-1	S7	A	30mph terminal sign	670	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	4350	-	-	-	-	-	-	Installed back to back with S4. Sign to be angled towards southbound traffic in Orchard Gardens
6080-WSCC-100-A286-DR-1	S8	N	Pedestrian and Cycle Zone Ends	618.4B	600	1130	0.68	75, 50	Hi	-	-	-	-	-	-	-	2	-	-	-	-	3,170	-	-	-	-	-	-	Installed under S5. Sign to be angled towards southbound traffic in Orchard Gardens
6080-WSCC-100-A286-DR-2	S9	N	Advisory sign 'School Street Mon-Fri 8-9am & 2.30-4pm' Arrow left	-	800	1010	0.81	50	Hi	-	-	-	-	-	-	-	-	-	-	-	-	2300	-	-	-	-	-	-	Install on lamp column 7 facing eastbound traffic
6080-WSCC-100-A286-DR-2	S10	N	Advisory sign 'School Street Mon-Fri 8-9am & 2.30-4pm' Arroe right	-	800	1010	0.81	50	Hi	-	-	-	-	-	-	-	-	-	-	-	-	2300	-	-	-	-	-	-	Install on lamp column 10 facing eastbound traffic

<b>KEY</b>	<b>SIGN PLATE GRADE:</b>	<b>POST TYPE:</b>
ACTION:	NR - Non-Reflective	C - Circular
A - Adjust insitu	E - Engineering (RA1)	R - Rectangular
ER - Existing to Remain	HI - High Intensity (RA2)	P - Passive
N - New	HP - High Performance (R3B)	WBP - Wide Base Post
R - Take down & Remove		LC - Lighting Column
RR - Remove & Resite		
T - Temporary		

Schedule prepared by:  
**Darren Atkinson**  
**HIGHWAY IMPROVEMENTS**  
West Sussex County Council  
1st Floor Northleigh  
Tower Street  
Chichester  
West Sussex  
PO19 1RH

Scheme Title and / or Location  
  
LTIP School Streets  
  
Orchard Gardens, Chichester  
St. Joseph's Infant and Junior School

<b>Scheme Cora Number:</b>	
6080	
Designed	DA
Checked	DNJ
Approved	MV
Date	09/10/2024
<b>Revision</b>	<b>0</b>

Sheet 1 of 1  
Refer to Drawing Nos.  
6080-WSCC-100-A286-DR-1  
6080-WSCC-100-A286-DR-2



## SignLoad Professional 3.77

Design undertaken by: West Sussex County Council

Project: St Joesphs, Chichester - east side

Sign reference: S2

Date: 30-07-2024

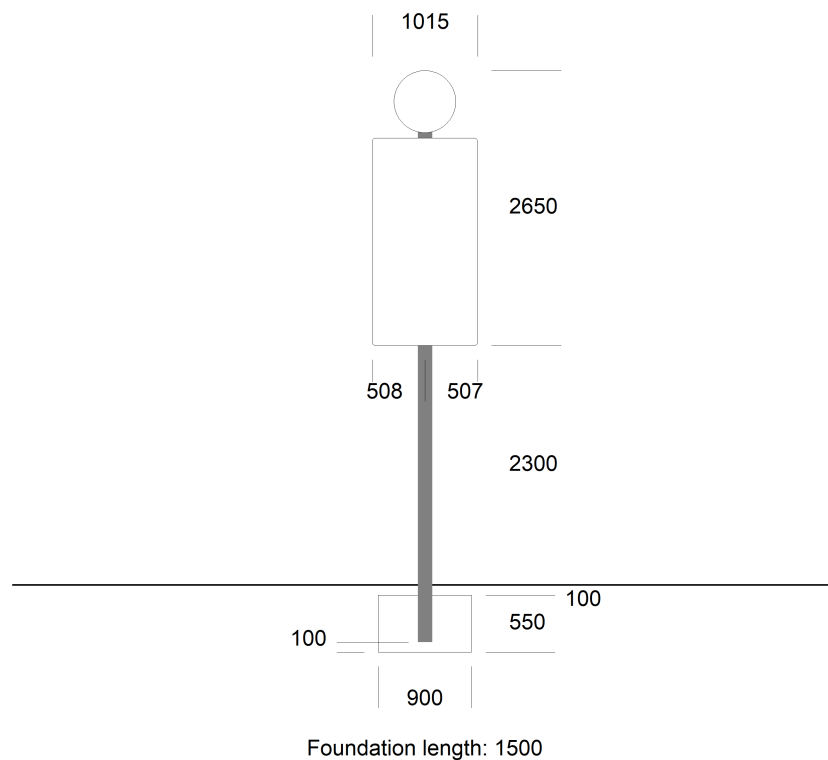
Overall width:	1015 mm
Overall height:	2650 mm
Individual sign widths x heights (mm):	600x600, 1015x2000
Total area:	2.31 m <sup>2</sup>
Mounting height (to lower edge):	2300 mm
Fundamental wind velocity:	21.75 m/s
Altitude:	15 m
Distance from shoreline:	8.0 km
Basic wind pressure:	570 N/m <sup>2</sup> (EN1991-1-4: 25-year wind speed)
BS EN 12899-1:2007 classes:	PL3, TDB4, TDT4, PAF1
Aerodynamic force coefficient:	1.34

For the above sign, a satisfactory structure is:

Number of supports:	1
Support type:	Steel circular section S275
Support section:	139.7mm O.D. 3.0mm thick
Support length:	5500 mm

Single spread foundation to BS EN 1997-1:

Soil type:	poor or unknown (bearing pressure: 100 kN/m <sup>2</sup> )
Depth of soft fill above footing:	100 mm
Height of footing:	550 mm (excluding cover)
Width of footing:	900 mm (parallel to sign face)
Length of footing:	1500 mm (perpendicular to sign)



## SignLoad Professional 3.77

Design undertaken by: West Sussex County Council

Project: St Joesphs, Chichester - west side

Sign reference: S2

Date: 30-07-2024

Overall width:	1015 mm
Overall height:	2650 mm
Individual sign widths x heights (mm):	600x600, 1015x2000
Total area:	2.31 m <sup>2</sup>
Mounting height (to lower edge):	2300 mm
Fundamental wind velocity:	21.75 m/s
Altitude:	15 m
Distance from shoreline:	8.0 km
Basic wind pressure:	570 N/m <sup>2</sup> (EN1991-1-4: 25-year wind speed)
BS EN 12899-1:2007 classes:	PL3, TDB4, TDT4, PAF1
Aerodynamic force coefficient:	1.34

For the above sign, a satisfactory structure is:

Number of supports:	1
Support type:	Steel circular section S275
Support section:	139.7mm O.D. 3.0mm thick
Support length:	5650 mm

Single spread foundation to BS EN 1997-1:

Soil type:	poor or unknown (bearing pressure: 100 kN/m <sup>2</sup> )
Depth of soft fill above footing:	100 mm
Height of footing:	700 mm (excluding cover)
Width of footing:	1000 mm (parallel to sign face)
Length of footing:	1300 mm (perpendicular to sign)

