

Chichester District Council

Planning Committee

1 February 2017

CC/16/04095/NMA

Proposal: Non-material amendment to CC/15/03419/REG3 – revised site arrangement

Site: Plot 12 Terminus Road, Chichester, West Sussex PO19 8TX

Applicant: Chichester District Council

1. Contacts

Report Author:

Jeremy Bushell – Principal Planning Officer

01243 534631

jbushell@chichester.gov.uk

2. RECOMMENDATION TO PERMIT

3. Background

3.1 The Committee will recall that application CC/15/03419/REG3 for:

Replacement of an existing industrial building with a new managed workspace business centre which will provide a mix of office and workshop units associated car parking

was permitted by the Council at the 2nd February 2016 Planning Committee. The officer's report and subsequent minutes for that committee are attached as an appendix to this report. The applicant has now submitted an application for a non-material amendment to the approved development. The applicant is the District Council and under the Council's Delegation Agreement the application is therefore required to be referred to Committee for decision.

4. Proposal

4.1 The proposal is to move the permitted development comprising 3 no. buildings A, B and C with the associated car parking and turning areas 1.73 metres south/south-east of the approved position, away from the north east boundary of the site with the railway but within the original approved application site boundary. The movement is necessitated by the fact that during further site investigations a previously undiscovered underground water main with an associated 2.25 metre easement either side has been found running along the north-east boundary. Building B has to be re-positioned to avoid that easement. To maintain a configuration of buildings and parking/turning areas consistent with the

approved plans the whole layout of the development has shifted 1.73 metres to the south/south-east.

4.2 The design and form of the buildings remain as permitted. The only other consequence of the proposed change is that 2 no. car parking spaces on the site are relocated displacing a small area of low level planting adjacent to the east elevation of building A.

4.3 Officers have considered the proposals in the context of the surrounding development. The north-east boundary of the site is formed by the railway line and the development as a consequence of the proposal would move 1.73 metres further away from this. To the east of the site is Plot 11 a haulage yard and large metal clad building for self-storage. To the north-west is Cathedral Way which lies beyond a wide tree'd embankment. The development would be 1.73 metres closer to Terminus Road.

4.4 Although the buildings are moving 1.73 metres away from their approved position, their spatial relationship/distance to one another remains unchanged. Officers have considered the changes carefully and the fact that the scale, form, design and appearance of the buildings themselves are not altered by the proposals. Given the surrounding context which is of a building on an industrial estate bordered by a railway line on one side, a heavily tree screened Cathedral Way on the other, a haulage and self-storage operator on the other and a set-back of 50+ metres from Terminus Road, officers are of the opinion that there would be no material perception of change from the approved plans. The changes are therefore considered not to be material and thereby are acceptable as a non-material amendment under S.96A to planning permission CC/15/03419/REG3.

5. Appendix

5.1 Planning Committee report 02.02.2016 and minutes