

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 3 JULY 2013 AT 5.30PM

- PRESENT : Councillors Budge, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Chaplin)
The Deputy Mayor (Councillor Hughes)
- IN ATTENDANCE : Planning Adviser and Mayoral Administrative Assistant
- ABSENT : Councillors Scicluna, Siggs, Smith and Shone

15 MINUTES

RESOLVED that the Minutes of the meeting held on 5 June 2013 having been printed and circulated were signed by the Chairman as a correct record.

16 DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON THE AGENDA FOR THIS MEETING

Members of the Committee declared a Personal Interest as follows:

The Mayor as a member of Chichester District Council's Development Panel and a member of the Chichester Canal Trust.

Councillor Woolley as Chairman of Chichester District Council's Housing Strategy Sub-Committee.

Councillor P Dignum as a representative on the Oxmarket Centre of Arts and as a member of Chichester District Council's Overview and Scrutiny Committee.

Councillor Plowman as a member of the Chichester Canal Trust

Councillor Campling as a Board Member on the Oxmarket Centre of Arts.

17 ANY MATTERS TO REPORT FROM THE CHICHESTER CONSERVATION AREA ADVISORY COMMITTEE

There were no items to report.

18 PLANNING CONTRAVENTIONS

(i) Gifts Express 61 and 61a East Street (formerly Jessops), garish colour signage

The Planning Adviser read to the Committee an email reply received from the Planning Enforcement Officer, Chichester District Council, regarding the unauthorised signage at 61 and 61a East Street. The Planning Enforcement Officer had met with the tenant on 20 June 2013 and explained that the sign was not acceptable and had requested that they submit an application for a wooden fascia board in line with the current guidelines. The Planning Adviser would keep the Committee informed of progress.

RESOLVED to note the current situation.

(ii) L'Occitane, 23 North Street

The Planning Adviser said that the District Council had been informed about the bright orange colour shop fascia at L'Occitane. The City Council had recently objected to

retrospective Listed building and Advertisement applications. He would update the Committee once the decision on these applications was known.

19 APPLICATIONS FOR PLANNING PERMISSION

List 23 (extract) - 5 June 2013

CC/13/01620/FUL

Mrs P White & Chichester Car Hire Ltd

Land On The North East Side Of Whyke Lane Chichester West Sussex

4 no. dwellings and associated works - amendments to planning permission CC/13/00574/FUL.

The Planning Adviser introduced this item and explained that a number of third party objections to the amended application had been submitted to Chichester District Council.

Mrs Kerry Simmons, Genesis Town Planning (agents for the application was present for this item) and addressed the meeting in support of this application.

No objection

20 RESIGNATION OF COUNCILLOR ANDREW SMITH FROM THE PLANNING COMMITTEE

The Chairman said that he had received notification of Councillor Smith's intention to resign from the Planning Committee. The Committee wished to record its thanks to Councillor Smith for his work in connection with the Planning Committee and to congratulate him on his appointment with Chichester District Council.

21 CHICHESTER DISTRICT COUNCIL'S CONSULTATION WITH PARISH COUNCILS RELATING TO ITS HOUSING STRATEGY

The Planning Adviser introduced this item and explained that the District Council's Overview and Scrutiny Committee had recently approved the document for public consultation. All Parish Council's had been consulted and the deadline for comments was 30 July 2013. He then circulated to the Committee copies of an article on this document which appeared in the Chichester Observer on 20 June 2013 which he felt provided a useful summary of the District Council's consultation document. However, members were aware that the full text of the document was available on the District Council's website.

The Chairman then invited the Mayor, in his capacity as a member of the District Council's Development Panel, to address the Committee. The Mayor gave a brief summary of the consultation document and explained a number of issues contained therein. There followed a lengthy discussion during which comments were made on a number of topics contained in the document.

RESOLVED that the Planning Adviser, in consultation with the Chairman, respond to the District Council's consultation by relaying the City Council's comments/concerns on the draft version of the Housing Strategy document.

22 UNTIDY LAND ADJACENT TO OXMARKET CENTRE OF ARTS, EAST STREET, CHICHESTER
(Minute 8 refers)

The Planning Adviser updated the Committee following the discussion at the Planning and Conservation Committee on 5 June 2013. He read out an exchange of recent emails between himself, the City Centre Manager, Alex Medhurst of the City Centre Partnership (CCP) and Councillor Campling in his capacity as a Board Member of the Oxmarket Centre of Arts. The two issues discussed relate to the possible upgrading of the Twitten between the Oxmarket building and East Street and the problem of the adjacent untidy land at the rear of the East Street shops.

The Chairman had recently had a brief discussion with the Chairman of the CCP relating to the possible improvement of the Twitten. He invited Councillor Campling to address the Committee on behalf of the Centre of Arts. Councillor Campling said that his Board had already discussed these matters and wished to be included in any further discussions between the CCP and the City Council. The question of funding for improvements to the Twitten would need to be included in these discussions. The Chairman reported that the District Council is offering a windfall payment to the City for “community projects” and that the Oxmarket scheme had been identified by City Councillors as the possible recipient of £10,000 of this money. The Planning Adviser said he understood there was to be a meeting shortly with the City Centre Manager and members of the CCP.

RESOLVED to note the current situation and for the Planning in liaison with the Chairman to update the Committee on progress at the next meeting.

- 23 PLANNING APPLICATION NO. CC/13/00288/FUL
ERECTION OF 16 NO. LATER LIVING APARTMENTS WITH BASEMENT CAR PARKING
- CAR PARK AT THE WOOLSTAPLERS, CHICHESTER
Substitute and additional plans 21 June 2013.

The Planning Adviser referred to the plans and drawings originally submitted to which no objection was raised by the Planning and Conservation Committee at its meeting on 11 April 2013. He then drew attention to substitute plans and drawings dated 21 June 2013 which were displayed at the meeting and explained that these amended the previous drawings but only in very minor respects. The revisions included a new “green roof” covering the flat roof of the proposed building which would be planted with sedum plants and include a built-in irrigation system.

The Committee raised no objection to the amendments shown on the substitute and additional drawings and agreed to repeat the resolution confirmed at the meeting on 11 April 2013 as follows:

No objection (to substitute and additional drawings dated 21 June 2013) but would hope the District Planning Authority through negotiation may be able to secure a re-design/improvement to the appearance of the large vehicle entrance from The Woolstaplers in the interest of visual amenity and the character and appearance of this part of the Chichester Conservation Area.

Furthermore, if planning permission is granted, it is considered essential that the District Planning Authority insist on the use of high quality materials and finishes, in particular a suitable red/orange stock facing brick appropriate for the Chichester Conservation Area.

- 24 CHICHESTER STREET ART FESTIVAL - WALL PAINTINGS ON VARIOUS BUILDINGS IN THE CITY

Councillor Woolley declared a Personal Interest in this item.

The Planning Adviser had pursued with Lone Le Vay, Design and Implementation Manager, Chichester District Council, the matter of consultation with the City Council, prior to any street art taking place. An email reply had been received which the Planning Adviser read to the Committee. The Planning Adviser would keep the Committee informed of progress and would provide an update at the next meeting.

RESOLVED that the Planning Adviser update the Committee at the next meeting on 31 July 2013.

- 25 THE CITY COUNCIL’S VIEWS ON THE RESTORATION OF THE CHICHESTER SHIP CANAL FROM THE CANAL BASIN TO CHICHESTER MARINA

Councillor Plowman advised the Committee of a recent communication from Simon Oakley, member of the District Council’s Overview and Scrutiny Committee which advised that a draft policy had been included in the Local Plan consultation which stated that “Chichester District Council would work with its strategic partners to open the Chichester Ship Canal to through-

navigation." Councillor Plowman said that this matter would be the subject of further debate at Chichester District's Full Council on 23 July 2013. He sought the views of the Committee for inclusion in the debate and after some discussion opinion was divided over the benefits to Chichester in general, although the Committee were very appreciative of the improvement work carried out by the Chichester Canal Trust so far. The Committee also felt that a cost benefit analysis should be carried out for which the services of a financial consultant in this field would need to be explored.

RESOLVED to note the current situation.

26 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 5 June 2013 having been previously circulated, were approved and adopted.

27 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Chichester Street Art Festival - wall paintings on various buildings in Chichester City.

28 DATE OF NEXT MEETING

Wednesday 31 July 2013 at 5.30pm

The meeting closed at 7.35pm.