

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 9 APRIL 2014 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Hughes)
The Deputy Mayor (Councillor Siggs)
Councillor Plowman
- ALSO PRESENT : Councillors Apel and Macey
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
Mr Vincent Carpenter, Civil Engineer/Partner, Archibald Shaw (For Item 5 only)
- APOLOGIES : Councillor Shone

146 MINUTES

RESOLVED that the Minutes of the meeting held on 27 March 2014 having been printed and circulated were signed by the Chairman as a correct record.

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

The Chairman and Councillors Budge and Dignum as members of Chichester District Council, declared a Personal Interest. Councillor Chaplin, as a member of the Chichester District Council Management Development Plan Panel, declared a Personal Interest.

148 PLANNING CONTRAVENTIONS

(i) HSBC, 94 East Street

The Chairman referred to the grey coloured ground floor windows.

(ii) Marco's Restaurant, 1 Northgate

The Chairman referred to the notice displayed between the two ground floor windows.

RESOLVED that the Planning Adviser investigate these matters and report to the next meeting of the Committee.

The question of the street art on buildings which had been discussed at previous meetings arose, and Councillor Budge mentioned the painting on the back of Baffins Hall. The Chairman said that the question of street art was subjective and that a petition had in fact been formulated to keep the street art on this building. Councillor Plowman expressed concern that the street art was still in place on some buildings and the question of who was responsible for its removal arose. The Planning Adviser was asked to investigate this.

RESOLVED that the Planning Adviser take the necessary action.

149 APPLICATIONS FOR PLANNING PERMISSION

Extract from List 12

CC/14/00619/FUL Tasty Plc

31-33 South Street Chichester West Sussex

Change of use from retail (Use Class A1) to restaurant (Use Class A3) and retail (Use Class A1).

Objection unless an assurance is given that no. 51a South Street would remain in A1 retail use. Otherwise the proposed development does not appear to comply with Shopping Policy S2 of the Local Plan and Policy 27 of the Key Policies pre submission document, insofar as it would result in over 25% of street frontages within the Primary Shopping Frontage area being non-retail when recent non-retail permissions are taken into account.

150 CITY IMPROVEMENTS - THE CITY CENTRE PARTNERSHIP'S OUTLINE PROPOSALS PRESENTATION BY VINCENT CARPENTER, PARTNER, ARCHIBALD SHAW

The Chairman welcomed Mr Carpenter to the meeting and Mr Carpenter gave a short presentation of his proposals to the Committee with the aid of photographic plans. Mr Carpenter had met with the City Centre Manager and the proposed areas for improvement were Little London, St Martin's and Cooper Street. The Committee felt that maintenance of buildings and road surfaces should be a consideration.

The Chairman explained that a sum of money under Section 106 was available from West Sussex County Council for the purpose of City centre improvements. The Committee felt that further discussions needed to take place and that this matter should be referred to the Business Review Committee for further consideration. A further meeting between West Sussex County Council, the City Centre Partnership and the City Council would also be arranged.

Mr Carpenter was thanked for his presentation.

RESOLVED that this matter be referred to the Business Review Committee for further consideration.

151 CHANGES TO PERMITTED DEVELOPMENT REGULATIONS

The Planning Adviser drew the attention of the Committee to his paper appended to the agenda. He explained to members the changes that had taken place with regard to permitted development regulations and the impact this would have upon future planning proposals for non-retail uses in the shopping area.

RESOLVED to note the current situation.

152 CHICHESTER DISTRICT COUNCIL CONSULTATION ON DRAFT PROPOSALS FOR COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Planning Adviser explained that Chichester District Council were undertaking a consultation on Community Infrastructure Levy (CIL) from 17 March 2014 to 23 April 2014. He had appended an abridged version of the paper to the agenda which explained this and outlined the District Council's proposals. The Planning Adviser sought the advice of the Committee and after some discussion he was requested to seek confirmation from CDC as to what infrastructure was proposed, how this was to be prioritised, the cost and how does this affect the CIL allocation to the City Council.

RESOLVED that the Planning Adviser respond to the consultation.

153 OLD PRIEST'S HOUSE, WHYKE ROAD - REPAIR OF ROOF
(Minute 137 refers)

The Committee noted, with disappointment, that this matter was still ongoing and that despite several efforts to contact the owner of the building, that this had been unsuccessful. In view of the previous structural report of the Property Manager, the question of public safety was now a real concern and it was felt that further, more robust steps to were now essential. The Chairman had received an email response from Mr Andrew Frost, Assistant Director Development Management which stated that the Building Control Officer at CDC had no major concerns about the safety of the building. The Historic Buildings Adviser (Dr Ian Wightman) at CDC had attempted once again to contact the owner's grandson without success. Therefore the Chairman in liaison with the Planning Adviser would pursue this matter.

RESOLVED that the Chairman in liaison with the Planning Adviser would contact Mr Andrew Frost, Assistant Director Development Management Development Management, to pursue this matter further.

154 APPEAL DECISION

- (i) CC/13/02061/FUL
Site of 39-45 Cleveland Road, Chichester
Proposed three x 3 bed terraced house and one x 2 bed flat over garages

It was noted by the Committee that this appeal had been dismissed.

155 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 12 March and 26 March 2014 having been previously circulated, were approved and adopted.

156 ITEMS FOR INCLUSION ON THE NEXT AGENDA

- Old Priest's House

157 DATE OF NEXT MEETING

Wednesday 7 May 2014 at 5.30pm

The meeting closed at 7.00pm.