

## CHICHESTER CITY COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 12 MARCH 2014 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Deputy Mayor (Councillor Siggs)  
Councillor Plowman
- ALSO PRESENT : Councillor Apel
- IN ATTENDANCE : Planning Advisers (Mr Tim Paine and Mr David Few)  
and Mayoral/Administrative Assistant  
Mr Harry Groucott, MH Architects (Agents for the applicants) CC/14/00329/FUL  
Ms Julie Sleeman (Applicant for CC/13/03262/FUL)  
Mr Daniel Stroud, HNW Architects, for application CC/13/03262/FUL  
Ms Fiona Rogoff, HNW Architects, for application CC/13/03262/FUL
- APOLOGIES : The Mayor (Councillor Hughes)  
Councillor Shone

#### 132 MINUTES

RESOLVED that the Minutes of the meeting held on 12 February 2014 having been printed and circulated were signed by the Chairman as a correct record.

#### 133 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.

#### 134 PLANNING CONTRAVENTIONS

##### (i) 61 East Street

The Chairman mentioned a rear access staircase to a property at 61 East Street and expressed concern that no planning permission appeared to be in place. The Planning Adviser was asked to investigate.

##### (ii) Roussillon Park Fencing

Councillor Budge expressed concern at the positioning of the fencing at the edge of the Roussillon Park development opposite Oaklands Park, Wellington Road which he felt was far too close to the highway boundary. The Planning Adviser was asked to investigate this.

RESOLVED that the Planning Adviser take the necessary action.

List 49 (extract) - 4 December 2013

CC/13/03775/OUT - Case Officer: Jeremy Bushell

Brookhouse Chichester Limited

Land Between Westhampnett Road And Barnfield Drive Chichester West Sussex

Phase 2 of the redevelopment of the former quarry and landfill site, through the erection of two Class A1 retail warehouse buildings measuring a total of 10,436 sq.m, two ancillary Class A1/A3 units measuring a total of 520 sq.m, a petrol filling station, car parking and access arrangements, and amendments to Westhampnett Road and associated landscaping works.

**Objection on the grounds that having regard to the information currently provided by the applicants the Chichester City Council are not satisfied that the proposed development will not have a significant and adverse impact on the local highway network by reason of the likely substantial increase in traffic associated with the development and the consequent increase in congestion and queuing of vehicles which already occurs on Westhampnett Road particularly at peak hours. Furthermore, given the WSCC highways requirement for the applicants to undertake a re-assessment of traffic impact modelling the City Council is not at present satisfied that the proposed car parking provision is adequate for the development. The City Council is also concerned that, notwithstanding the applicants retail statement, the development could have an adverse impact on the vitality and viability of shopping in Chichester City Centre.**

**A further concern is the potential for an increase in flooding on the site and adjacent areas in light of the recent heavy rains. It is to be noted that the comments on the application by the Environment Agency and Southern Water for the most part pre-date this heavy rainfall.**

**Should the District Planning Authority be minded to permit the application the City Council would request that provision is made for a cycleway along the southern site boundary with Westhampnett Road to enable the possible future continuation of a cycle path on the north side of the highway along the frontage of the Crematorium grounds.**

List 7 (extract) - 12 February 2014

CC/13/03262/FUL - Case Officer: Jeremy Bushell

Ms Julie Sleeman

Chichester College Avenue De Chartres Chichester West Sussex

Relocation of public-facing learning facilities with new three storey building.

Ms Sleeman, applicant, and Ms Fiona Rogoff of HNW Architects were in attendance for this item.

Mr Daniel Stroud of HW Architects gave a presentation of the proposals to the Committee and invited questions from members.

**No objection - but suggest that additional planting could take place if the storage area located to the north of the site was relocated and a Condition on hours of construction imposed.**

CC/14/00329/FUL

67 Broyle Road, Chichester, West Sussex, PO19 6BD

Renovations and extension to existing restaurant building with 6 guest bedrooms and staff accommodation at first floor and new gateway entrance off Broyle Road.

Mr Harry Groucott, MH Architects (Agents for the applicants) gave a short presentation in support of this proposal and invited questions from the Committee.

**No objection but if planning permission is granted would suggest that it would be appropriate to impose a condition limiting the working hours and deliveries during the construction period to between 7am and 6pm on Mondays to Friday, 7am and 1pm on**

**Saturdays with no working on Sundays or Public Holidays. It would also be appropriate to require the retention of the established evergreen hedge on the western boundary of the site in the interests of the privacy and amenities of adjacent residential properties.**

**The Committee had some reservation concerning the proposed reduction in the size of the car park given the increase in the covers in the dining area and provision of guest suites.**

#### 136 CONCEPT STATEMENTS

Mr Few referred to an email received from Lone Le Vay, Design & Implementation Manager at Chichester District Council, which gave the suggested programme for the preparation of a Concept Statement for West of Chichester as set out starting with a Scoping exercise – Site Constraints/Character analysis/strategic development objectives/infrastructure requirements in June 2014 and ending with Cabinet on 2 December 2014. Comments were invited but it was noted that the Development Plan Panel meeting was meeting on Thursday 13 March 2014. Councillor Chaplin would attend this meeting and report the City Council's interest in actively participating in this programme.

The Chairman referred the Committee to a draft paper he had prepared outlining the City requirements regarding White House Farm. He sought the views of members, whose comments were then incorporated. The Chairman said that he would re-draft the paper for onward distribution to all members of the City Council. However, it was felt that this matter warranted further debate to include Residents Associations, CRAG and the Chichester Society.

Councillor Plowman said that it was important to note that Concept Statements were not a substitute for a Neighbourhood Plan.

RESOLVED that this matter be discussed further at a Special Meeting of the Planning and Conservation Committee to be held on Thursday 27 March 2014 at 5.30pm at which all members of the City Council, together with representatives of CRAG, the Chichester Society and Residents Associations would be invited to attend.

**Post Meeting Note: The Chairman had prepared a second draft of City requirements regarding White House Farm which is appended to the Minutes. However, it should be noted that this is work in progress which will be discussed further at the Special Meeting of the Planning Committee on 27 March 2014 at 5.30pm to which all members are invited to attend.**

#### 137 OLD PRIEST'S HOUSE, WHYKE ROAD - REPAIR OF ROOF (Minute 114 refers)

Planning Adviser Mr Few said that he and Tim Paine had visited the Old Priest's House again and had also spoken with the City Council's Property Manager to seek his views. The Property Manager had produced a structural report which stated that there was structural movement in the building together with bowing and crumbling; the seriousness of which could result in collapse onto the public highway. The Historic Buildings Adviser at Chichester District Council (Mr Ian Wightman) had been contacted with this information.

The Committee thanked the Planning Advisers for their perseverance in pursuing a suitable outcome but felt that due to the seriousness of the safety issues concerning this building that a more robust approach was now needed.

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

138 ANNUAL REVIEW OF THE WORK OF THE PLANNING AND CONSERVATION COMMITTEE - APRIL 2013 TO MARCH 2014

The Committee noted the report of the Planning Adviser (Mr Tim Paine) appended to the Agenda. The Committee also noted that this was Mr Paine's last meeting of the Committee prior to his retirement on 31 March 2014.

The Chairman, on behalf of all members, expressed grateful thanks to Mr Paine for all his excellent work and helpful advice during his time with the City Council and that they had benefitted greatly from his knowledge and expertise. He added that everyone wished him a very long, happy and well-deserved retirement.

Mr Paine thanked the Chairman and said that he wished to record his grateful thanks also to the Mayoral Administrative Assistant for her support to him and her valuable contribution to the work of the Planning Committee.

139 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 15 February and 26 February 2014 having been previously circulated, were approved and adopted.

140 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Concept Statements
- Old Priest's House

141 DATE OF NEXT ORDINARY MEETING

Wednesday 9 April 2014 at 5.30pm

The meeting closed at 8.00pm.