

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 20 NOVEMBER 2013 AT 5.30PM

- PRESENT : Councillors Budge, P Dignum and Rees
- EX OFFICIO : The Mayor (Councillor Chaplin)
The Deputy Mayor (Councillor Hughes)
Councillor Plowman
- ALSO PRESENT : Councillors Apel, Bell and Scicluna
- IN ATTENDANCE : Planning Adviser and Mayoral Administrative Assistant
Mr Alex Hall, Douglas Briggs Partnership (for Item 5 only)
Mr Vincent Gray, local sculptor
Mr Nick Taylor, NP Taylor Associates (for Item 4 only)
- APOLOGIES : Councillors Shone, Siggs and Woolley (Chairman)

In the absence of the Chairman, Councillor Rees (Vice-Chairman) took the Chair.

83 MINUTES

RESOLVED that the Minutes of the meeting held on 23 October 2013 having been printed and circulated were signed by the Vice-Chairman as a correct record.

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

Councillor Plowman, as the founder member of the Murray Club, declared a Personal Interest in Item 6 on the Agenda. Councillor Scicluna also as a member of the Murray Club, declared a Personal Interest in Item 6. Councillor Budge declared a Personal Interest in Item 4 (CC/13.03246/DOM).

85 PLANNING CONTRAVENTIONS

The Planning Adviser updated the Committee on the planning contraventions discussed at the last meeting on 23 October 2013 (Minute 71 refers). With regard to the possible unauthorised car parking on the Prebendal School paying field, he said he had written to the School Secretary but was still awaiting a reply.

As regard the blanked out windows and display of unauthorised advertisements at A Plan Insurance at 1 Little London and those at the Car Phone Warehouse in North Street, he said that he had written to the District Council's Enforcement Team with a request that investigations are carried out with a view to the removal of the advertisements. He would update the Committee at a future meeting on the progress of the Enforcement Teams' investigations.

A member of the Committee also drew attention to a large advertisement which had been displayed at the One Stop Shop in The Broadway. The Planning Adviser said he would inspect the site and report this apparently unauthorised sign to the District Council's Enforcement Team.

RESOLVED that the Planning Adviser take the necessary action.

86 APPLICATIONS FOR PLANNING PERMISSION

List 41 (extract) - 9 October 2013

CC/13/03113/FUL - Case Officer: Vicki Colwell

Lowndes 1-10

Land North Of 20 Otway Road Chichester West Sussex

The erection of 17 dwellings (12 houses and 5 flats) with associated access road, car parking and landscaping on land associated with former MOD site Roussillon Barracks.

Mr Nick Taylor of NP Taylor Associates (agent for the applicants) gave a presentation of his client's proposals and answered questions from the Committee.

No objection but if planning permission is granted would suggest it would be appropriate to impose conditions requiring adequate protection of the mature trees which are to be retained on the site during the construction period. It is also suggested that it would be appropriate to require an agreement with the developer to ensure the future maintenance of the boundary wall on the frontage to Broyle Road.

List 43 (extract) 23 October 2013

CC/13/03246/DOM - Case Officer: Anna Weir

Mr Peter Budge

18 Wells Crescent Chichester West Sussex PO19 5EU

Two storey extension and pitched roof over porch.

Councillor Budge, as a member of the City Council, declared a Personal Interest in this application and left the meeting whilst this item was discussed.

No objection

87 APPLICATIONS REF: CC/12/04419/FUL AND CC/12/00132/CAC - PROPOSED ERECTION OF ONE DETACHED HOUSE ON LAND FRONTING MARKET AVENUE - SUBSTITUTE PLANS

Mr Alex Hall of the Douglas Briggs Partnership, gave a presentation to the Committee of the latest proposals which included an amended design for the house and reverted to the original proposal for the formation of a new vehicular access to Market Avenue in the south west corner of the site. He answered various questions from members and confirmed that arrangements would be made for public access to the adjacent Roman Bastion on the City Wall on Heritage Open Days. He said his client would be willing to enter into a legal agreement with the District Planning Authority to this effect. Mr Hall also confirmed that a Heritage Interpretation Board would be displayed on the Market Avenue frontage.

RESOLVED to raise no objection to the substitute plans but if planning permission is granted, request that a condition is imposed or a legal agreement between the District Council and the applicant/site owner is entered into to ensure that arrangements are made for public access to the adjacent Roman Bastion on the City Wall on Heritage open Days. This condition/agreement should also include a requirement for the display of a Heritage Interpretation Board on the frontage of the site before the first occupation of the proposed house.

88 PROPOSED SCULPTURE OF THE POET JOHN KEATS TO BE LOCATED ON THE WIDE PAVEMENT ON THE NORTH SIDE OF EASTGATE SQUARE

Mr Vincent Gray gave a presentation to the Committee of his proposals for a bronze sculpture of the poet John Keats to be located in Eastgate Square. With the aid of photographs and leaflets he explained that the sculpture would:

- be a tourist attraction and photo opportunity (local history/national figure)
- contribute to the regeneration of the immediate context of Eastgate Square and complement the work already undertaken to revitalise these areas
- raise cultural awareness on an inter and cross community level and provide access to the arts for all
- build upon the tourism offering of the area and celebrate and interact with Chichester's rich heritage
- produce a positive image of Chichester at local, national and international level

Mr Gray had produced a wax maquette of his proposed sculpture which was on display at the meeting and he explained the historical background behind his proposal.

The Committee were very supportive of this proposal and Councillor Plowman explained that £50,000 of West Sussex County Council Section 106 monies could be requested to be set aside for public art generally and that part of this could be used for the sculpture. The sculpture could also be funded in part by public donations.

RESOLVED that the Finance Committee consider the question of a request for Section 106 funding from West Sussex County Council to assist in the improvements to the City Centre street scene as well as public art.

89 OLD PRIEST'S HOUSE, WHYKE ROAD - REPAIR OF ROOF
(Minute 74 refers)

The Planning Adviser said that he awaited a response from Dr Ian Wightman, Historic Buildings Adviser at Chichester District Council, and would report back to the next meeting of the Committee on 18 December 2013.

90 CHICHESTER STREET ART FESTIVAL - WALL PAINTINGS ON VARIOUS BUILDINGS IN THE CITY
(Minute 75 refers)

The Planning Adviser read to the Committee an email he had received from Lone Le Vay the District Council's Design and Implementation Manager who had been involved with the organisation of this year's Street Art Festival. Ms Le Vay said that the District Council had been pressing the organisers for removal of the artwork from the Listed building at No. 43 North Street and also from the Baffins Lane car park which had been the subject of complaints. She had confirmed to the organisers that the District Council's Enforcement Team would be taking formal action should no progress be made by the end of November 2013.

Ms Le Vay said that she had now been in correspondence with the organisers with regard to the Henry Adams building (Baffins Lane car park) and it was understood that a contractor had been instructed to proceed with the removal of the artwork.

The Planning Adviser said that he was awaiting a response from Andrew Frost, Head of Planning Services at Chichester District Council, who had requested the District Council's Principal Solicitor to review the legal position with regards to whether consent under the Town and Country Planning (Control of Advertisements) Regulations is required for the wall paintings.

Councillor Dignum enquired whether a formal agreement outlining the display period for public art could be pursued for the future.

RESOLVED that the Planning Adviser update the Committee on progress at the next meeting on 18 December 2013.

91 NEIGHBOURHOOD PLAN FOR THE WEST OF CHICHESTER
(Minute 77 refers)

Councillor Plowman said that on Friday 1 November 2013 he and Richard Cole, Chairman of the Parklands Residents Association, had attended a Chichester District Council Neighbourhood Planning Forum meeting with all Parishes who are compiling a Neighbourhood Plan. Councillor Plowman explained the merits of producing a Neighbourhood Plan for the west of Chichester and mentioned East Broyle and Old Broyle Road, St Paul's Road and Brandy Hole Copse amongst others. He said that Chichester District Council would be receptive to this providing a public meeting to ascertain support for a Neighbourhood Plan was conducted in the first instance. He added that any such document would need to be subservient to the District Council's Local Plan.

A lengthy debate took place and opinion was divided on the merits of producing a Neighbourhood Plan ahead of the District Council's Local Plan.

It was proposed by Councillor Budge and seconded by Councillor P Dignum not to proceed with the production of a Neighbourhood Plan for the west of Chichester. A vote took place as follows: 3 for the proposal not to proceed with the production of a Neighbourhood Plan for the west of Chichester and 3 against the proposal not to proceed. The Chairman used her casting vote and it was carried for the proposal not to proceed with the production of a Neighbourhood Plan until the Local Plan had been produced.

Post Meeting Note from the Town Clerk: The recommendation of the Business Review Committee about a Neighbourhood Plan was, in any event, being included on the Agenda for the Council Meeting on 4 December 2013 at which time members can express their views.

92 CHICHESTER LOCAL PLAN : KEY POLICIES PRE-SUBMISSION 2014-2029
PUBLICATION UNDER REGULATION 19 - TOWN AND COUNTRY PLANNING (LOCAL
PLANNING) (ENGLAND) REGULATION 2012
REPRESENTATIONS CAN BE MADE FROM 8 NOVEMBER 2013 UNTIL 6 JANUARY 2014

The Planning Adviser explained that following previous public consultations, the District Council had now prepared the Chichester Local Plan : Key Policies Pre-Submission 2014-2019 which would be submitted to the Secretary of State for Independent Examination in May 2014. He said that this latest consultation by the District Council made it clear that representations at this stage should only be made to the legal compliance of the Local Plan and to the 'soundness' of the Local Plan.

The Planning Adviser then distributed to all members of the Committee copies of the Representation Form and Guidance Notes which the Committee may wish to peruse prior to a further discussion at the next meeting of the Committee on 18 December 2013.

RESOLVED that this matter be discussed further at the next meeting of the Committee on 18 December 2013.

93 PLANNING TRAINING FOR PARISH COUNCILS HELD AT CHICHESTER DISTRICT
COUNCIL ON FRIDAY 1 NOVEMBER

Councillors Hughes and Rees had attended the Planning Training for Parish Councils held at the District Council offices on Friday 1 November 2013. They said they had found the training session both interesting and informative. A document of the training session presentation had been forwarded by the District Council to the Town Clerk.

The Mayoral/Administrative Assistant said that she was concerned that the new electronic submission for planning application comments was to be introduced by the District Council on 28 November 2013, but that neither the Planning Adviser or herself were aware of the procedure for this. It was understood from a previous training session that the timescale for the implementation of the new system had been planned for introduction on 1 April 2014.

Post Meeting Note: An email had been received from Sam Carter, Administration Manager Development Management at Chichester District Council advising that she would be making contact with Parishes over the next week or so to discuss this matter further.

RESOLVED to note the current situation.

94 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 1 November 2013 having been previously circulated, were approved and adopted.

95 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Proposed Sculpture of the poet John Keats to be located on the wide pavement on the north side of Eastgate Square - update
- Neighbourhood Plan for the west Of Chichester - update
- Chichester Local Plan : Key Policies Pre-Submission 2014-2029
Publication Under Regulation 19 - Town And Country Planning (Local Planning) (England) Regulation 2012 - update
- Planning Training For Parish Councils Held At Chichester District Council On Friday 1 November - update
- The Old Priest's House, Whyke Road - Planning to update the Committee
- Chichester Street Art Festival - Planning Adviser to update the Committee

96 DATE OF NEXT MEETING

Wednesday 18 December 2013 at 5.30pm

The meeting closed at 7.40pm.