

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 25 SEPTEMBER 2013 AT 5.30PM

- PRESENT : Councillors Budge, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Deputy Mayor (Councillor Hughes)
Councillors Plowman and Siggs
- IN ATTENDANCE : Planning Adviser, Property Manager and Mayoral Administrative Assistant
Mr Harry Groucott of MH Architects Limited (Item 5 only)
- APOLOGIES : The Mayor (Councillor Chaplin)
Councillor Shone

55 MINUTES

RESOLVED that the Minutes of the meeting held on 28 August 2013 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Budge, P Dignum and Woolley, as members of Chichester District Council, declared a Personal Interest.

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

There were no items to report. It was the opinion of the Committee that this item be removed from the Agenda unless there were any specific CCAAC matters to report which would then be included as an Agenda item.

58 PLANNING CONTRAVENTIONS

(i) Pandora's, East Street - unauthorised hanging sign

The Committee were advised of an unauthorised hanging sign at Pandora's, a jewellers shop in East Street. The Planning Adviser said that he would inform the District Council's Enforcement Team accordingly and keep the Committee informed of progress.

RESOLVED that the Planning Adviser take the necessary action.

(ii) Removal of Bollards at 43 North Street

The Planning Adviser informed the Committee that he had received an email response from the Enforcement Team at Chichester District Council to the enquiry regarding the removal of the bollards at 43 North Street. It had been found that no breach of planning control had been identified and the file had now been closed.

59 APPLICATIONS FOR PLANNING PERMISSION

List 35 (extract) - 28 August 2013

CC/13/02322/FUL

Mr & Mrs Michel Navet

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.

The Planning Adviser introduced this proposal and also referred to objections to the application from the CCAAC and the Historic Buildings Adviser at the District Council.

Mr Harry Groucott of MH Architects Limited gave a presentation of his proposals and answered a number of questions from members of 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 Fridays, 7am and 1pm on Saturdays with no working on Sundays or Public Holidays. It may also be appropriate to require the retention of the established evergreen hedge on the western boundary of the site (as is proposed) in the interests of the privacy and amenities of adjacent residential properties. The Committee had some reservations 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.

60 UPDATE ON STREET LIGHTING IN CHICHESTER CITY

The Property Manager advised the Committee that West Sussex County Council had entered into a public finance agreement with Southern Electric to upgrade all the street lighting in the West Sussex area. West Sussex County Council had advised that the City Council would be consulted during this process. The City Council had agreed to provide funding towards the improvement works but that a costing exercise needed to be undertaken and the Property Manager had spoken with Southern Electric about this. A number of considerations needed to be observed such as type of lighting, location and infrastructure.

It was also noted that this matter had previously been discussed at the appropriate Committees.

The Property Manager would keep the Committee informed of progress on this item.

RESOLVED that the Property Manager update the Committee with progress on this matter accordingly.

61 CHICHESTER DISTRICT LOCAL PLAN - FURTHER CONSULTATION BY CHICHESTER DISTRICT COUNCIL ON DRAFT LOCAL PLAN KEY POLICIES - PREFERRED APPROACH (CONSULTATION PERIOD 26 JULY-16 SEPTEMBER 2013)

The Planning Adviser informed the Committee that following the meeting on 28 August 2013 at which the Chichester District Local Plan was discussed extensively, the comments of the City Council had been forwarded to Chichester District Council. However, Councillor Pam Dignum had requested that it be specifically noted that she dissociated herself from these comments.

RESOLVED the majority view of the Committee submitted to the District Council was as follows:

In general the changes to the Draft Local Plan are to be welcomed allowing for the City Council's comments on the previous consultation which are mostly still valid and we note will be taken into account by the District Council.

The Initial Sustainability Appraisal July 2013 presented in the form of tables and charts for the policies 16, 18, 19, 50 and 51 are not helpful and the Committee suggests that they are removed from the Draft Local Plan documents. Whilst at first glance they might be useful, a more detailed scrutiny shows them to be meaningless or misleading unless the statements are supported with reference to independent information of research, and terms clarified. Without this they, at best, lack transparency, are subjective, open to question on validity and it is difficult to decide which factors are most significant.

Whilst the changes to Policy 16 on pages 19 and 20 with no development north of the B2178, “the slab” and the landscaping buffer down Centurion Way are to be welcomed, the very new information on Green Infrastructure presented on the map page 49 and sections i8 to i13 will make the development of the west of Chichester in Policy 16 extremely difficult to achieve without some radical rethink of the development of this site. The importance of this site as the last remaining natural link between the Chichester Harbour and the South Downs National Park suggest critical further studies are needed.

For Policy 50 and New policy pages 43, 44, the impact of more people using the harbour on the bird population must not be underestimated and although a strengthening of policies is to be welcomed, the actual detail and effectiveness of any action is questionable.

62 **CHICHESTER CONSERVATION AREA CHARACTER APPRAISAL (PROPOSED REVIEW)**
(Minute 50 refers)

The Chairman advised the Committee that he and Councillor Cox from the District Council had joined with Dr Wightman the Historic Buildings Adviser at Chichester District Council on a walkabout of the Conservation Area on 19 and 23 September 2013. The Property Manager was also present. It was noted on one of these days that an ancient Parish Boundary stone had been re-sited by the landowners of the former Roussillon Barracks on the grass verge in Wellington Road. It was agreed that the Property Manager would investigate whether it was proposed to move the stone again once the development of the Barrack’s site was complete and, if not, to claim the stone as City property and produce a scheme for its restoration and maintenance.

RESOLVED that the Property Manager take the necessary action.

63 **OLD PRIEST’S HOUSE, WHYKE ROAD - REPAIR OF ROOF - UPDATE**

The Planning Adviser updated the Committee on the dilapidated state of the building which is included on the District Council’s Buildings ‘At Risk’ Register. The building, which is a Grade II Listed, is of timber framed construction and dates from the 18th Century. The Planning Adviser referred to recent emails he had received from the Historic Buildings Adviser (HBA) at Chichester District Council. The HBA said that he was proposing to contact the owners of the building and would then report back to the City Council with an update. He agreed with the Planning Adviser that if the owner(s) co-operation to repair the building was not forthcoming, he would consider issuing a ‘Repairs Notice’ under Section 48 of the Listed Buildings Act 1990.

Following discussion, some members of the Committee suggested that the Weald and Downland Museum at Singleton may be interested in acquiring the building and dismantling it for re-erection in its original state at the Museum.

RESOLVED that the Planning Adviser inform the District Council’s Historic Buildings Adviser of the City Council’s request for them to serve a Repairs Notice on the owner(s) of the building as a matter of urgency to secure appropriate repairs to the roof including the reinstatement of the thatch and any other necessary repairs to the structure of the building. The City Council also suggest that the District Council contact the Weald and Downland Museum at Singleton to ascertain whether they would be interested in acquiring the building for re-erection at the Museum.

64 CHICHESTER STREET ART FESTIVAL - WALL PAINTINGS ON VARIOUS BUILDINGS IN THE CITY
(Minute 49 refers)

The Planning Adviser read to the Committee an email response he had received from Mr Frost, Assistant Director, Development Management at Chichester District Council following the discussion at Committee on 28 August 2013. Mr Frost acknowledged the City Council's concerns about this matter and had asked his Council's Principal Solicitor to review the legal position. He said that he would keep the Planning Adviser informed of progress. With regard to the display period of the artwork, Mr Frost would request the Design and Implementation Manager at the District Council to contact the Art Festival organisers with a view to agreeing a process of removal of the artwork, "unless there were exceptional reasons that might justify the retention of certain installations".

The Planning Adviser also read to the Committee a letter from a local resident addressed to the Chairman of the City Council deploring the attitude of City Councillors in seeking the removal of the "artistic murals".

RESOLVED that the Planning Adviser update the Committee on progress for the removal of the artwork.

65 APPLICATION REF: CC/13/02049/FUL - DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 2 NO. NEW DWELLINGS - AMENDED SCHEME FOLLOWING PLANNING PERMISSION REF: CC/12/03195/FUL, THE FACE, 31A WHYKE LANE, CHICHESTER
(Minute 34 refers)

The Committee RESOLVED to raise no objection to the substitute plans received for this application.

66 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 4 September 2013, having been previously circulated, were approved and adopted.

67 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Old Priest's House
- Wall paintings
- Heritage Lights - Councillor Plowman
- Neighbourhood Plan for the West of Chichester

68 DATE OF NEXT MEETING

Wednesday 23 October 2013 at 5.30pm

The meeting closed at 7.00pm.