

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 28 AUGUST 2013 AT 5.30PM

- PRESENT : Councillors Budge, P Dignum and Rees
- EX OFFICIO : The Mayor (Councillor Chaplin)
The Deputy Mayor (Councillor Hughes)
Councillors Plowman and Siggs
- IN ATTENDANCE : Planning Adviser, Town Clerk and Mayoral Administrative Assistant
Mr Julian Joy (applicant for CC/13/02148/FUL)
- ALSO PRESENT : Councillor Macey
- APOLOGIES : Councillors Shone and Woolley (Chairman)

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

42 MINUTES

RESOLVED that the Minutes of the meeting held on 31 July 2013 having been printed and circulated were signed by the Vice-Chairman as a correct record.

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

Councillors Budge and Dignum, as members of Chichester District Council, declared a Personal Interest. Councillor Dignum declared a Personal Interest in Items 7 and 10 on the Agenda.

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

There were no items to report.

45 PLANNING CONTRAVENTIONS

(i) Missing Bollards adjacent to access at 43, North Street, Grade II* Listed Building

The Planning Adviser read to the Committee an email reply received from the District Council Enforcement Team in response to his email regarding the missing bollards adjacent to access at 43 North Street. The Enforcement Team had looked into the planning permissions for the site but said that there was no mention of the bollards as a means of enclosure and no condition requiring their retention in perpetuity. They would, however, register this as a case and keep the Planning Adviser informed of progress.

RESOLVED that the Planning Adviser keep the Committee informed of progress on this matter.

(ii) Wall art on a building opposite Priory Park

The Planning Adviser referred the Committee to a recent article in the Chichester Observer in which owners of the building (The Whipped and Baked Coffee Shop and Bakery in Guildhall Street) had expressed their astonishment at the possibility they may be required to remove the wall art from their building. The District Council had explained that although the

painting was temporary, the building was a Grade II* Listed and therefore any proposed wall art would require Listed Building Consent.

46 APPLICATIONS FOR PLANNING PERMISSION

List 31 (extract) - 31 July 2013

CC/13/02148/FUL

Mr Julian Joy

19 Orchard Street Chichester West Sussex PO19 1DD

Demolition of existing concrete garage. erection of new build semi detached 2 bedroom houses and car ports.

Mr Joy gave a short presentation (with the aid of a laptop and projector) to the Committee in support of his application.

RESOLVED to raise no objection to the proposal

List 32 (extract) - 7 August 2013

CC/13/02216/OUT

Brookhouse Group Limited

Land Adjacent To Homebase At Barnfield Drive Chichester West Sussex

Variation of Conditions 3, 5, 6 and 35 of Outline Permission CC/12/000680/OUT (redevelopment of former quarry and landfill site by the erection of non-food retail units (6,039 sq. m), external garden centre, kiosk (A1/A3), car parking and access together with creation of new landscaped riverside park

Objection on the grounds that the proposed variation of Conditions 3 and 5 on planning permission ref: CC/12/00680/OUT would ultimately result in an adverse impact on the vitality and viability of Chichester City Centre shops and therefore be contrary to Policy S4 of the Chichester District Local Plan 1999 and paragraphs 23-27 of the NPPF. The variation of these conditions as proposed would also be likely to set an undesirable precedent for similar reductions in floor space and similar variation in retail sales in the case of other large out-of-town retail premises in the locality. No objection to the variation of Conditions 6 and 35 as proposed.

47 DEVELOPMENT MANAGEMENT SERVICE ELECTRONIC CONSULTATION ON PLANNING APPLICATIONS COMMENCING 1 APRIL 2014

The Town Clerk addressed the Committee referring to the recent Chichester District Council ten week trial on the changes to the consultation arrangements on planning applications and reminded members that the new system would be introduced by the District Council from 1 April 2014. He said that the Administration Manager was currently exploring a suitable Broadband wi-fi connection for the Council Chamber and, that a degree of sensitivity might be needed to implement the technical requirement. He re-iterated to the Committee that, due to the thickness of the building's walls, any present broadband connection could be intermittent but that a workable solution would be sought.

The Town Clerk then explained that whichever method of delivering the new planning system, there would be a cost implication, eg: A1 printer (to enable large scale plans to be printed), new laptop and new projector. He said that the possibility of obtaining a grant from Chichester District Council could be explored, but that an amount should be recommended to the Finance Committee for approval for this purpose. Councillor Siggs had offered up some suggestions as to the equipment required.

The Town Clerk also said that thinking beyond the application of wi-fi for Committee meetings, hirers were also requesting the provision of such a facility.

The Committee were asked to note that the District Council had advised of forthcoming training sessions to familiarise Parishes with the new system prior to its introduction in April 2014.

RESOLVED that the sum of £6,000 be referred to the Finance Committee for approval in the 2014/15 budget for new equipment for the introduction of the District Council's Electronic Planning System on 1 April 2014.

48 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 introduced this item. He reminded the Committee of the comments made by the City Council to the Chichester District Local Plan at the Special Meeting of the City Council on 1 May 2013. However, the District Council had identified that further policy work had been identified which would require further consultation prior to the publication of a proposed submission Local Plan in the Autumn. The purpose of this consultation was to give members of the public and other interested parties a further chance to comment on the proposed changes which involve a change in the Plan strategy. The period of consultation had therefore been extended (ie: Friday 26 July to 9.00am on Monday 16 September 2013) to enable Parishes to meet and respond. All previous comments to the District Council's Draft Local Plan Key Policies - Preferred Approach document would be taken into account; this consultation would refer only to changes made to some policies.

The Planning Adviser said that he would prepare a formal response to Chichester District Council on behalf of the City Council and that all comments should be forwarded to him by Wednesday 3 September 2013.

RESOLVED that the Planning Adviser take the necessary action.

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

The Planning Adviser said that he had contacted Andrew Frost, Assistant Director Development Management at Chichester District Council, regarding the removal of the Chichester Street Art Festival wall paintings on various buildings in the City. Mr Frost had responded by email which the Planning Adviser read to the Committee. The email indicated that, in his opinion, planning permission was not required for the various installations. Whilst the Committee appreciated the opinion of Mr Frost, the general feeling was that the wall paintings could be said to amount to advertisements for the Chichester Street Art Festival thereby bringing them within the scope of express planning permission. The Planning Adviser was requested to contact Mr Frost again outlining this.

The Committee also requested the Planning Adviser to contact the District Council with a view to them making arrangements for the removal of the street art as the temporary display period of three months had now expired.

RESOLVED that the Planning Adviser contact Mr Frost at Chichester District Council accordingly.

50 CHICHESTER CONSERVATION AREA CHARACTER APPRAISAL

The Planning Adviser read to the Committee an email from Dr Ian Wightman, Historic Buildings Adviser, Design and Implementation, Chichester District Council regarding the proposed reappraisal of Chichester Conservation Area. The reappraisal would include a review of the area's boundary and reassessment of its built environment. He said that interested parties were invited to attend a walkabout of the Conservation Area to consider these issues. Four members of the Committee indicated that they would like to join a "walkabout" of the Conservation Area, namely: Councillors Woolley (Chairman of the Planning and Conservation Committee) and Councillors

Siggs, Budge and Plowman. The Planning Adviser would advise Dr Wightman accordingly and keep members informed of times/dates.

RESOLVED that the Planning Adviser inform Dr Wightman at the District Council of the City Council's attendance at a "walkabout" of the Conservation Area.

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

The Planning Adviser circulated to the Committee an email received from Linda Grange, Housing Delivery Manager, Housing Investment Team at Chichester District Council on which she had highlighted in red her comments on the City Council's previous observations relating the District Council's Housing Strategy. She stated that the final draft document would be presented to the District Council's Cabinet on 3 September 2013 for approval. The Committee paused to read the highlighted response but no further comments were made by members.

RESOLVED to note the Chichester District Council's Housing Delivery Manager's response.

52 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 26 July 2013 and 14 August 2013 having been previously circulated, were approved and adopted.

53 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Chichester Conservation Area Character Appraisal
- Update on street lighting
- Priest's House, Whyke Road - repair of roof - update

54 DATE OF NEXT MEETING

Wednesday 25 September 2013 at 5.30pm

The meeting closed at 7.12pm.