

**CHICHESTER CITY COUNCIL**

**MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING**

**HELD ON WEDNESDAY 31 JULY 2013 AT 5.30PM**

- PRESENT : Councillors Budge, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Chaplin)  
Councillor Plowman
- IN ATTENDANCE : Planning Adviser and Mayoral Administrative Assistant  
Mrs Kerry Simmons, Genesis Town Planning,  
(Agents for the applicant ref: CC/13/02049/FUL) (for Item 6(iii) only)  
Mr Barry Aldridge, resident of Plainwood Close (for Item 7 only)
- APOLOGIES : The Deputy Mayor (Councillor Hughes) and Councillor Shone
- ABSENT : Councillor Siggs

29 MINUTES

RESOLVED that the Minutes of the meeting held on 3 July 2013 having been printed and circulated were signed by the Chairman as a correct record, with the following amendment:

Councillors: Campling, Macey and Plowman (Ex Officio) be recorded as present.

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

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

Councillor P Dignum, as representative on the Oxmarket Centre of Arts declared a Personal Interest.

Councillor Woolley declared a Personal Interest in Item 9 on the Agenda.

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

There were no items to report.

32 PLANNING CONTRAVENTIONS

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

The Planning Adviser mentioned the missing bollards adjacent to the access of a Grade II\* Listed building, at 43 North Street. He had written to the Enforcement Team at Chichester District Council requesting that the owner/occupier of the property take the necessary steps to ensure that the bollards and chains, in a matching size and design/colour are replaced as soon as possible. The Planning Adviser would keep the Committee informed of progress.

(ii) Wall art on a building opposite Priory Park

Councillor Plowman said that a wall painting on a building opposite Priory Park had proved not to be part of the temporary approved wall paintings for the Chichester Street Art Festival. The Planning Adviser was requested to investigate this and report back to the Committee.

RESOLVED that the Planning Adviser take the necessary action.

### 33 SCHEDULE OF OUTSTANDING CONTRAVENTIONS IN CHICHESTER CITY

The Committee noted that Schedule Of Outstanding Contraventions appended to the Agenda.

### 34 APPLICATIONS FOR PLANNING PERMISSION

(i) CC/12/00419/FUL  
Erection of single detached two storey dwelling, construction of new vehicular access.  
Land fronting Market Avenue to the east of Market Walls, Chichester, West Sussex. PO19 1UF  
**Substitute Plans**

(ii) CC/13/00132/CAC  
Demolition and reconstruction of 7m of wall fronting Market Avenue re-using the flints and Bricks to create vehicular access.  
Land fronting Market Avenue to the east of Market Walls, Chichester. West Sussex. PO19 1UF  
**Substitute Plans**

**No objection to the substitute plans but the City Council would welcome any arrangements which could be made for public access to the adjacent Roman Bastion on Heritage Open Days.**

(iii) List 27 (extract) - 3 July 2013

CC/13/01925/FUL  
DG Phillips Build Ltd  
Land To The South Of Tudor Close Chichester West Sussex PO19 5QY  
Proposed erection of one four bedroom dwelling, attached garage and bin and cycle storage.

**RESOLVED No objection but if planning permission is granted suggest that it may be appropriate to impose a condition to limit the hours of construction to between 7am and 6pm on Mondays to Fridays and 7am to 1pm on Saturdays with no working on Sundays or Public Holidays. Conditions should also be imposed requiring (1) suitable protection to be given to the mature trees and boundary hedges on the site during the construction period and (2) a prohibition on any form of access from the site through the adjacent garage compound into Tudor Close.**

List 28 (extract) - 10 July 2013

CC/13/01677/FUL  
Mecabury Properties Limited  
Unicorn House 8 Eastgate Square Chichester West Sussex  
Conversion to form convenience store, retained office space, and 4 No. two-bed flats including infill extension over rear courtyard, layby and pedestrian crossing.

**RESOLVED No objection but suggest it may be appropriate to require the installation of railings of an approved height and design along the footway kerb-line adjacent to the proposed new pedestrian crossing in order to prevent “jaywalking”, ie: to ensure that pedestrians cannot stray on to the highway carriageway in the interest of road safety.**

CC/13/02042/DOM

Mrs Peter Budge

18 Wells Crescent Chichester West Sussex PO19 5EU

Retrospective application for the erection of a front porch.

Councillor Budge, husband of the applicant and a member of Chichester City Council, left the meeting whilst this application was discussed.

**No objection**

CC/13/02049/FUL

Stonehurst Properties

The Face 31A Whyke Lane Chichester West Sussex

Demolition of existing building and construction of 2 no. new dwellings with associated landscaping - amended scheme following planning permission reference CC/12/03195/FUL

The Planning Adviser gave a brief outline of the recent planning history on the site and, in particular, drew attention to Planning Application ref: CC/12/03195/FUL granted on 9 November 2012 for a pair of two-storey 3 bedroomed semi-detached houses. He explained that the current application attempted to address the City Council's objections to the most recent application CC/13/00862/FUL on 8 May 2013 which was subsequently withdrawn.

Mrs Codner, the owner/occupier of 33 Whyke Lane which adjoins the southern boundary of the site, addressed the Committee and stated her objection to the application in particular the loss of daylight to the first floor landing window in the north flank wall of her house.

Mrs Kerry Simmons of Genesis Town Planning (Agents for the applicant) spoke in support of her client's application. Mrs Simmons pointed out that, in her view, the loss of daylight to the landing window would be no greater than would be the case if the permitted scheme were to be implemented.

The Chairman informed the Committee that, in any event, loss of light to the landing window (a non-habitable room window) was of lesser importance than would be the case if a bedroom or lounge window was affected. After some discussion by the Committee it was put to the vote and **RESOLVED to raise No Objection** to the application.

CC/13/02061/FUL

Sussex Property Investments Ltd

Site at rear of 39-45 Cleveland Road Chichester West Sussex

Demolition of garages and redevelopment of site to provide 3 x 3 bedroom terraced houses and 1 x 2 bedroom flat over new garages to serve the dwellings.

**RESOLVED to object to the application on the following grounds:**

- 1. The proposal represents an over-development of the site which, if permitted, would result in a cramped form of development with inadequate outdoor amenity/garden space for the future occupiers of the proposed dwellings.**
- 2. The proposed two-storey dwellings on plots 1, 2 and 3, because of their close proximity to the boundary of the rear gardens of No's 39-45 Cleveland Road would have an oppressive and overbearing impact on the enjoyment of those rear gardens by the occupiers of these properties.**
- 3. The proposed location of the dwellings in close proximity to the South Coast railway line would be likely to produce unsatisfactory living conditions for future occupiers by reason of noise from passing trains.**

4. **The long and narrow access to the site from Cleveland Road is unsatisfactory in that, because of its restricted width, it would prevent emergency and delivery vehicles as well as construction traffic from entering the site thereby exacerbating the amount of kerbside parking and the free flow of through traffic in Cleveland Road.**
5. **The lack of provision for parking of visitors cars.**

35 PLANNING APPLICATION REF: CC/98/02043/FUL  
 3 X 4 BEDROOM HOUSES, 14 X 3 BEDROOM HOUSES AND 4 FLATS  
 WARRENDELL - ADJACENT TO CENTURION WAY, OFF PLAINWOOD CLOSE,  
 CHICHESTER

The Planning Adviser explained the background to this long outstanding planning application originally submitted in 1998. Although the District Council had resolved to grant planning permission, this was subject to a Section 106 Agreement which had not yet been completed and signed by the applicants. In view of the passage of time since the resolution to grant planning permission, the District Council officers had decided to formally reassess the application in the “light of current national and local plan policy and any other material considerations”. The District Council had therefore decided on fresh consultations with statutory and other consultees and the results of these consultations have recently been scanned into the CDC Planning website.

Mr Barry Aldridge, a resident in Plainwood Close, addressed the Committee and said that he hoped the District Council would now accept the scheme as originally proposed and would not be seeking amendments.

The Planning Adviser said that having read the re-consultation responses, he considered that the application details should be accepted without amendment.

**RESOLVED that the District Council be informed that Chichester City Council considers that having regard to the amended consultation responses received by the District Council, it considers that application ref: CC/98/02043/FUL should be determined without further amendments.**

36 UNTIDY LAND ADJACENT TO OXMARKET CENTRE OF ARTS, EAST STREET,  
 CHICHESTER

The Planning Adviser updated the Committee (Minute 22 refers) following the discussion at the last meeting on 3 July 2013. He referred to a recent email he had received from Councillor Campling in his capacity as a board member of the Chichester Ox Market Centre of Arts concerning the bin store issue and the passageway between the Ox Market and St Andrew’s Court. Although the Centre of Arts would wish to improve the condition of the passageway, they have no funds to do so.

Councillor Plowman said he understood that monies from the Governments New Homes Bonus could assist in financing the project and that the matter had been discussed at a recent Business Review Committee.

RESOLVED to note the current situation.

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

The Planning Adviser referred to the Committee’s discussion at the last meeting on 3 July 2013 (Minute 24 refers). He said he felt the Committee should now indicate whether or not it considered that artwork on various buildings in the city should be removed after the 3 months “temporary” period agreed by the District Council. The general view was that the majority of these paintings were unsightly and detracted from the character and appearance of the buildings on which they were displayed.

The Committee was of the opinion that the artwork should now be removed and the appearance of the painted wall surfaces restored to their original condition.

RESOLVED that the Planning Adviser write to the District Council accordingly.

38 NOTIFICATION OF PLANNING APPEAL APPLICATION REF: LV/12/03178/OUT  
NAME OF APPELLANTS: TAYLOR WIMPEY LAND NORTH OF KEEPERS WOOD,  
LAVANT ROAD, LAVANT OUTLINE APPLICATION FOR 92 RESIDENTIAL UNITS AND  
ASSOCIATED INFRASTRUCTURE

The Planning Adviser introduced this item and reminded members that at its meeting on 17 October 2012 (**Minute 65 refers**) the City Council's Planning and Conservation Committee considered this planning application as an adjoining Local Authority and resolved to **STRONGLY OBJECT** to the application.

The Planning Adviser read to the Committee a letter received from Mr Steve Carvell, Executive Director of Environment, Chichester District Council, advising that the appeal would be heard at a Public Inquiry commencing on Tuesday 26 November 2013. The Inquiry would be held at East Pallant House and it was anticipated that it could last for 5 days. There would be an opportunity for a member of the City Council to attend the Inquiry and give a verbal presentation of the City Council's objections. Councillor Woolley said that he would attend the Inquiry. The Planning Adviser said that the City Council's intention to be represented at the Inquiry would need to be forwarded to the District Council four weeks prior to the commencement of the Inquiry, ie: by 26 October 2013. In the meantime the Planning Adviser would write to the Planning Inspectorate before 22 August 2013 (the deadline for written comments) to re-iterate the City Council's objections to the application as stated at the Planning and Conservation Committee meeting on 17 October 2013.

RESOLVED that the Planning Adviser take the necessary action.

39 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 26 June 2013 and 10 July 2013 having been previously circulated, were approved and adopted.

40 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Draft Local Plan Key Policies Preferred Approach - Further Consultation
- Street Art
- Electronic consultations on planning applications

41 DATE OF NEXT MEETING

Wednesday 28 August 2013 at 5.30pm

The meeting closed at 7.56pm.