

## CHICHESTER CITY COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 7 MAY 2014 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Hughes)  
Councillor Plowman
- ALSO PRESENT : Councillor Macey
- IN ATTENDANCE : Planning Adviser and Administration Manager  
Mr Alex Hall - Douglas Briggs Partnership  
Mr Malcolm Mayo - West Sussex County Council
- APOLOGIES : The Deputy Mayor (Councillor Siggs)  
Councillor Shone

#### 158 MINUTES

RESOLVED that the Minutes of the meeting held on 9 April 2014 having been printed and circulated were signed by the Chairman as a correct record.

#### 159 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. Councillor Chaplin, as a member of the Chichester District Council Management Development Plan Panel, declared a Personal Interest.

#### 160 PLANNING CONTRAVENTIONS

(i) 61 East Street

The Planning Adviser reported that Chichester District Council's Enforcement Team was investigating the rear access stairway to this property.

(ii) Marco Fascia

The external signage that had been affixed to the building fronting North Street was being investigated by Chichester District Council's Enforcement Team.

(iii) HSBC Bank, East Street

The Planning Adviser commented that the blanking of the windows at the HSBC Bank had been permitted and this had been raised because of the current application from Carphone Warehouse in North Street to blank out their windows.

Councillor Plowman commented on the large external signage that had appeared at Metro House, Northgate, which advertised vacant office space. The Planning Advisor advised that he would investigate the signage but it is probably temporary signage and would not need advertising consent.

Councillor Budge commented on the state of some of the road signs around the City and was advised that he should forward his comments to the Property Manager.

161 SCHEDULE OF PLANNING CONTRAVENTIONS RELATING TO CHICHESTER CITY  
EXTRACT FROM CHICHESTER DISTRICT COUNCIL'S REPORT TO ITS PLANNING  
COMMITTEE ON WEDNESDAY 30 APRIL 2014

RESOLVED to note the list of Planning Contraventions relating to Chichester City extracted from Chichester District Council's report to its Planning Committee on Wednesday 30 April 2014.

162 APPLICATIONS FOR PLANNING PERMISSION

Extract from List 16

CC/14/01006/FUL - Case Officer: Peter Kneen

West Sussex County Council

West Sussex County Council Central School Kitchen 23 Orchard Street Chichester

Demolition and removal of former school kitchen building at 23a and 23b Orchard Street and construction of four dwellings and associated landscape works

The Chairman advised that it was being proposed that the existing boundary of the Conservation Area be extended to include Henty Field which would then include all of the proposed development site.

The Planning Adviser commented that although this was a sustainable brownfield site and housing should be encouraged on such a site, it was felt that the proposed development was not a positive feature in a Conservation Area. The site was also within an Environment Agency Flood Zone 2.

The Chairman welcomed Mr Alex Hall of Douglas Briggs Partnership to the meeting. Mr Hall gave a brief presentation on the proposed development and of the demographics they wished the development to attract. Mr Hall explained that the size of amenity space provided with each of the proposed 4 dwellings were similar to the amenity spaces that had been provided with other small developments in the City and pictorial examples of these were circulated to the Committee.

Members asked Mr Hall questions on the size of the proposed dwellings, parking on site, access to the development, the close proximity of each dwelling and Mr Hall advised accordingly.

The Planning Adviser was recommending **Objection on the grounds of the proposal constituting an overdevelopment of this site which would be harmful to the character and appearance of the Conservation Area and its setting.**

On being put to the vote this recommendation was carried.

163 OLD PRIEST'S HOUSE, WHYKE ROAD

The Chairman advised the Committee of an email he had received from Dr Ian Wightman, Chichester District Council's Historic Buildings Advisor which gave an update of the latest position regarding the Old Priest's House in Whyke Road. An article in the recent edition of the 'Chichester Observer' had highlighted the City Council's concerns over the safety of the building and District Council's responsibilities towards the building.

Councillor Budge asked why the City Council doesn't undertake the necessary repairs to the current roof covering but was advised that it was the responsibility of Chichester District Council to preserve this Listed Building.

164 APPEAL DECISIONS

- (i) CC/13/00288/FUL  
The Woolstaplers, Chichester  
Proposal for 16 later living apartments with car parking

It was noted by the Committee that this appeal had been allowed.

- (ii) CC/13/02076/FUL  
PamPurred Pets Unit 8 Chichester Trade Centre Quarry Lane Chichester PO19 8ET  
Variation of Condition 5 limiting the trade counter to not more than 40% of the floor area

It was noted by the Committee that this appeal had been dismissed.

165 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meetings held on 9 April and 23 April 2014 having been previously circulated, were approved and adopted.

166 ITEMS FOR INCLUSION ON THE NEXT AGENDA

- Revision to Graylingwell's Master Plan

167 DATE OF NEXT MEETING

Wednesday 4 June 2014 at 5.30pm

The meeting closed at 6.40pm.