

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 15 JANUARY 2014 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum, Rees and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Hughes)
The Deputy Mayor (Councillor Siggs)
Councillor Plowman
- ALSO PRESENT : Matthew Sobic - Savills (UK) Ltd
Gary Bubb - Brookhouse Chichester Limited
James Bevis (Transport Consultant) - Brookhouse Chichester Limited
4 Members of Public
- IN ATTENDANCE : Planning Adviser and Administration Manager
- APOLOGIES : Councillor Shone

110 MINUTES

RESOLVED that the Minutes of the meeting held on 18 December 2013 having been printed and circulated were signed by the Chairman as a correct record.

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

The Chairman and Councillors Budge, Chaplin and Dignum, as members of Chichester District Council declared a Personal Interest.

112 PLANNING CONTRAVENTIONS

There were no Planning Contraventions to report on.

113 APPLICATIONS FOR PLANNING PERMISSION

List 49 (extract)

CC/13/03775/OUT

Brookhouse Chichester Limited

Land Between Westhampnett Road And Barnfield Drive Chichester West Sussex

Phase 2 of the redevelopment of the former quarry and landfill site, through the erection of two Class A1 retail warehouse buildings measuring a total of 10,436 sq.m, two ancillary Class A1/A3 units measuring a total of 520 sq.m, a petrol filling station, car parking and access arrangements, and amendments to Westhampnett Road and associated landscaping works.

Representatives of Brookhouse Chichester Limited gave a presentation on the above application and explained that there had been stringent consultation with multi-agencies on subjects such as traffic management, transport strategy, etc, in connection with the proposals and two public consultation exhibitions had been held in December 2011 and October 2013.

Members raised questions in connection with the type of retail units planned for the site, matters relating to the River Lavant and flooding in the area and the increase of traffic that will be generated by the redevelopment proposals. Representatives of Brookhouse Chichester Limited answered them accordingly.

The Chairman invited members of the public who were residents in the area and who would be affected by the redevelopment to speak. They raised concerns over the noise that would be generated whilst the site was being redeveloped, the implications of building on a landfill site, the current sewage system being unable to cope with any extra sewage and the increase in traffic affecting the overall area and in particular heavy goods vehicles.

The Chairman summarised that the major concern over the proposed redevelopment of the site was the increase in traffic and until the West Sussex County Council Road Assessment was available (probably in one month's time) any decision should be deferred until the next Committee meeting.

It was RESOLVED that this matter be deferred until the next Planning and Conservation Committee Meeting on Wednesday 12 February 2014.

114 OLD PRIEST'S HOUSE, WHYKE ROAD - REPAIR OF ROOF
(Minute 103 refers)

The Planning Adviser reported that contact with the owner of the Old Priest's House in Whyke Road through Chichester District Council had not been successful and therefore the City Council had requested the name of the owner to enable the City Council to contact the owner direct. Also there appeared to be a reluctance from the District Council to issue a Listed Building Repairs Notice.

It was RESOLVED that the Planning Adviser write directly to the owner of the Old Priest's House in Whyke Road, copying the letter to Chichester District Council's Historic Buildings Adviser and the District Solicitor.

Members discussed the possibility of renewing the tarpaulin currently covering the roof of the Old Priest's House to ensure some weather protection to the building.

115 APPLICATION REF : CC/13/02061/FUL - SITE AT REAR OF 39-45 CLEVELAND ROAD, CHICHESTER - RE-DEVELOPMENT OF SITE TO PROVIDE 3 NO. X 3 BEDROOM TERRACED HOUSES AND 1 NO. X 2 BEDROOM FLATS

The Planning Adviser reported that a Public Hearing was to be held on Tuesday 11 February 2014 at East Pallant House to hear an appeal against the refusal of planning permission in connection with the above application. The Chairman and Councillor Chaplin would attend the Public Hearing.

116 PROPOSALS FOR STREET NAMING AT GRAYLINGWELL PARK

The Committee were advised that the developers at Graylingwell Park had requested street names for the next phase of the development. The Property Manager's Assistant had carried out some research of the area and had put forward some suggested street names for the Committee to consider. Although the number of suggestions exceeded the number currently required, it was thought to be beneficial to have an agreed list as opposed to having to repeat the exercise every time a new street name was required.

Members felt that location names would be better suited to the development.

The following suggestions were agreed : 'Penny Acre', 'South Mead', 'Horse Leaze', 'North Mead', 'Broom Field' or 'Broomfield'. Although 'Sewell' had been suggested, members felt that 'Anna Sewell' would be more appropriate.

Councillor Scicluna had prepared a short report on street names in Chichester and this was read out at the meeting.

117 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) 2014 UPDATE
LAND AVAILABLE FOR EMPLOYMENT DEVELOPMENT : CALL FOR SITES

The Planning Adviser reported that all members had been emailed the copy of the above document received from Chichester District Council which had also been sent to all parishes requesting consideration be given to sites in the area that could be use for potential housing and economic development. The Committee were not aware of any possible sites within the City boundaries.

118 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 18 December 2013 having been previously circulated, were approved and adopted.

119 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Brookhouse Chichester Ltd
- Old Priest's House, Whyke Road

120 DATE OF NEXT MEETING

Wednesday 12 February 2014 at 5.30pm

The meeting closed at 7.10pm.