

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 27 AUGUST 2014 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum and Garrett (nee Rees),
- EX OFFICIO : The Mayor (Councillor Hughes)
Deputy Mayor (Councillor Siggs)
Councillor Plowman
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
- APOLOGIES : Councillors Shone and Woolley

Councillor Budge (Vice Chairman) in the Chair.

32 MINUTES

RESOLVED that the Minutes of the meeting held on 30 July 2014 having been printed and circulated were signed by the Vice-Chairman as a correct record.

33 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.

34 PLANNING CONTRAVENTIONS

There were no planning contraventions to report.

35 APPLICATIONS FOR PLANNING PERMISSION

List 32 (extract)

CC/14/02201/FUL

Residential Development comprising 3 x 3 bed detached houses,
south of 39-45 Cleveland Road

The Planning Adviser, with the aid of a visual presentation, gave the background to this application and invited questions from members. **After some debate it was RESOLVED to raise an objection on the following grounds:**

1. Overdevelopment – the proposal for 3 houses on this restricted site would result in a cramped and unsatisfactory relationship between the houses and also to the limited area of available amenity space.

2. Impact upon neighbouring properties – the close proximity of Units 1 and 3 to the adjacent rear gardens in Cleveland Road and Littlefield Road is likely to have an overbearing impact detrimental the amenities of those properties.

3. Narrow Access - the access into the site is of insufficient width to accommodate service and commercial vehicles in association with the proposed residential development.

4. The close proximity of the proposed residential units to the railway line would provide an unsatisfactory living environment for future occupiers.

36 STREET NAMING - The Heritage, Winden Avenue
(Minute 20 refers)

The Property Manager had written a report which was circulated to the Committee. The report advised that Hyde Housing had consulted with local residents about the proposed renaming of The Heritage, Winden Avenue, put forward at a previous meeting of the Committee held on 2 July 2014.

The Planning Adviser reminded members of their previous recommendation at that meeting when it was RESOLVED that “The Heritage” development at Winden Avenue be named as follows:

Liberator Place, Grainger House, Price House and Tees House.

Hyde Housing had expressed their opposition to the proposal and had put forward alternative proposals that they wished the Committee to consider before registering the name with Royal Mail as follows:

- “The Forge – the proposal is to name the development after the forge that stood at The Hornet end of Velyn Avenue, until it was destroyed by the Liberator crash. Hyde Housing suggest that the road and block names be selected from the following: The Forge (or Forge House), Anvil Place, Furnace Drive, Hearth Court, Kiln Close etc.
- There is no duplication of the above proposed names with the exception of ‘Forge’. There is already a Forge Close off St Georges Road in Stockbridge, but this is far enough away that there shouldn’t be any confusion.
- If the above is unacceptable to the Committee Hyde propose that the following modification is made to the Liberator Place proposal passed at the last meeting: Name the road leading into the development Grainger Place instead of Liberator Place. Name one block of apartments Liberator House rather than Grainger House”

After some discussion at which the Committee were in full agreement, it was proposed, seconded and RESOLVED to uphold the previous recommendation made at the meeting of Committee on 2 July 2014 that “The Heritage” development at Winden Avenue be named as follows:

Liberator Place, Grainger House, Price House and Tees House.

The Planning Adviser would notify the Property Manager accordingly.

37 NORTHGATE/WESTHAMPNETT - JUNCTION IMPROVEMENTS

The Planning Adviser gave a visual presentation to the Committee on the West Sussex County Council Junction Improvements Study Options for the Northgate Gyratory and Westhampnett Junctions.

After some debate the Committee RESOLVED to support the following:

Northgate Gyratory – Option 1 as this appeared to be the least disruptive. The Committee felt that more emphasis should generally be put on segregating pedestrian and cycle routes from vehicular traffic.

Westhampnett Junctions – Option 2b. for similar reasons as above.

38 CHICHESTER CONSERVATION AREA ADVISORY COMMITTEE -

The Committee noted that Councillor Scicluna was the City Council's representative on the Chichester Area Advisory Committee (CCAAC).

It was suggested that in the first instance should the City's representative be unable to attend future meetings then a written report be made to the Planning Committee if any matters arose from the CCAAC meeting which had particular relevance to the City.

RESOLVED that the City Council's representative on the CCAAC be advised accordingly.

MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on 13 August 2014 having been previously circulated, were approved and adopted.

39 ITEMS FOR INCLUSION ON THE NEXT AGENDA

- Graylingwell
- Leave our Lights Alone (LOLA)
- Street Naming at The Heritage - update

40 DATE OF NEXT MEETING

Wednesday 24 September 2014 at 5.30pm

The meeting closed at 6.41pm.