

**CHICHESTER CITY COUNCIL**

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

**HELD ON WEDNESDAY 11 FEBRUARY 2015 AT 5.30PM**

- PRESENT : Councillors Budge, Chaplin, P Dignum, Garrett and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Hughes)  
Deputy Mayor (Councillor Siggs)  
Councillors Apel and Plowman
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant  
Mr Paul Thomas of White, Young, Green (Agents for the applicants, Linden Homes and Miller Homes - CC/14/04301/OUT)
- ALSO PRESENT : Councillors Bell, Rankin and Scicluna
- APOLOGIES : Councillor Shone

89 MINUTES

RESOLVED that the Minutes of the meeting held on 14 January 2015 having been printed and circulated were signed by the Chairman as a correct record.

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

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

91 PLANNING CONTRAVENTIONS

There were no planning contraventions to report.

92 HYBRID OUTLINE PLANNING APPLICATION NO: O/14/04284/OUT FOR RE-DEVELOPMENT OF THE FUEL AND DISTRIBUTION DEPOT SITE. OUTLINE PERMISSION IS SOUGHT FOR B1/B2/B8/ TRADE USES (7830M2), A WASTE TRANSFER FACILITY (4660M2) AND 3 NO. ANCILLARY ROADSIDE CATERING UNITS (630M2). DETAILED PERMISSION IS SOUGHT FOR A NEW VEHICULAR ACCESS AND DISCOUNT FOOD RETAIL UNIT (2431M2)

This item was deferred for receipt of further information until the next meeting of the Committee.

93 APPLICATIONS FOR PLANNING PERMISSION

- (i) List 2 (extract) 14 January 2015  
CC/14/04304/FUL - Case Officer: - Peter Kneen - **Minor Dev - Dwellings**  
23 Orchard Street Chichester West Sussex PO19 1DD  
Demolition of existing office buildings and erection of 4 no. four bedroom dwellings with associated landscaping.

The Planning Adviser presented this item with the aid of a visual presentation. After some debate it was **RESOLVED to raise an objection on the grounds of over-development of the site. It was felt that the layout needed to be re-thought, ie: to consider three houses**

**instead of four and also to improve access, particularly for delivery and refuse collection vehicles. Members did, however, commend the design of the proposal.**

(ii) List 3 (extract) - 21 January 2015

CC/14/04301/OUT - Case Officer: - Joanna Bell - **Lge Scale Maj Dev - Dwellings**  
Linden Homes And Miller Homes

Land on the West Side of Old Broyle Road Chichester West Sussex

Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure and foul sewage package treatment plant.

It was noted that approximately 40 members of the public were in attendance at this meeting and that local residents associations were also represented, namely: Parklands and East Broyle Residents Associations. Those who wished to speak gave their names to the Chairman and would be invited to do so at the appropriate point in the meeting.

The Planning Adviser introduced this item and gave a visual presentation explaining the background of the proposals and the material considerations relevant to his recommendation. For ease of reference a copy of the Planning Adviser's report was appended to the agenda.

The Chairman addressed the Committee and invited those who had previously indicated their wish to speak to do so, reminding them of the three minute maximum allowed. He also explained that the ultimate decision on this application rested with the District Council - the City Council being a Consultee only, (ie: the right to be consulted).

Representatives of the Parklands Residents Association, East Broyle Residents Association and local residents expressed their objections on a number of aspects of the proposal including:

- siting of the main access roundabout
- flooding issues
- the introduction of safe and desirable cycle routes,
- biodiversity
- loss of agricultural land and wildlife
- scale of the development in a rural area
- unsuitability of the site in sustainable transport terms
- impact of the development on surrounding areas, ie: Sherborne Road and Parklands
- traffic generation figures provided by the applicants were felt to be too low resulting in a severe impact, understated by the developers.

The Chairman then invited Mr Paul Thomas of White, Young, Green (Agents for the applicants, Linden Homes and Miller Homes) to address the meeting.

Mr Thomas spoke in support of the application and the public benefits of offering housing to local people. He mentioned open space, a community centre and primary school. He anticipated the outline proposal being put forward to the District Council's Planning Committee in June 2015. He said that proposals were in place to deal with surface water issues and there would be a sewage plant to deal with foul water. He added that various highway improvements would deal with traffic issues.

The Chairman thanked the speakers and invited Committee members to address the meeting. Members re-iterated their concerns about many of the points already raised by objectors but also referred to the cost of affordable housing, adding that Chichester was an expensive place

to live. They also mentioned insufficient infrastructure for the development and said that Chichester was a place of special historic character.

Councillor P Dignum said a more intelligent and structured approach was needed to objections rather than objecting for the sake of objection. She added that it was likely that the site would be developed anyway which required a positive attitude. However, she accepted that traffic congestion was inevitable.

Councillor Dignum's views however were not entirely supported by those present.

The Chairman thanked everyone and sought the views of members on the recommendation proposed by the Planning Adviser. It was therefore proposed, seconded and RESOLVED to:

- (i) Defer the determination of the outline application until the outcome of the Inspector's report into the Chichester Local Plan (2014 – 2029) is known.
- (ii) Defer for further information on the traffic generation onto Old Broyle Road and the siting of the roundabout to be considered.

#### 94 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub-Committee meeting held on the 14 January 2015 and 28 January 2015 having been previously circulated, were approved and adopted.

#### 95 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Neighbourhood Plans - Mr Mike Allgrove, Planning Policy, Conservation and Design Service Manager at Chichester District Council to attend the meeting to discuss Neighbourhood Plans
- Hybrid Outline Planning Application No: O/14/04284/OUT for redevelopment of the fuel and Distribution Depot Site
- Local Plan

#### 96 DATE OF NEXT MEETING

Wednesday 11 March 2015 at 5.30pm

The meeting closed at 7.22pm.