

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 14 JANUARY 2015 AT 5.30PM

- PRESENT : Councillors Budge, Chaplin, P Dignum, Garrett and Woolley (Chairman)
- EX OFFICIO : The Mayor (Councillor Hughes)
Councillor Plowman
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
Property Manager
Ms Bernadette Gledhill and Mr Dan Sanders (West Sussex County Council
Highways)
Douglas Briggs, (Architect, Douglas Briggs Partnership)
- APOLOGIES : Councillor Shone
- ABSENT : Councillors Apel and Siggs

79 MINUTES

RESOLVED that the Minutes of the meeting held on 17 December 2014 having been printed and circulated were signed by the Chairman as a correct record.

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

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

81 PLANNING CONTRAVENTIONS

There were no planning contraventions to report.

82 STREET NAMING, NUMBERING AND SIGNAGE POLICY

The Property Manager had prepared a draft document on Street Naming, Numbering and Signage Policy appended to the Agenda for consideration and adoption by the Committee. He explained that the key change for the City, other than formalising its policy and working more closely with Chichester District Council for whom the City Council were agent under delegated powers, was the charge to be made for street naming schemes, namely to make a charge to developers for each new street/road name. This he believed would give consistency throughout the District, including the City and would provide a new and significant income stream.

The Property Manager said that there was clear justification for this charge, as significant officer time was required for street naming and numbering of housing developments. Also, it would seem unfair that developers have to pay for this service in the Chichester District but not within the City.

The Property Manager sought the views of the Committee and a discussion took place about the merits of the proposal and a number of points were raised. However, whilst members were supportive of the policy in general, the majority were opposed to introducing a charge to developers for street naming and numbering services. The Property Manager was asked to investigate what the policy at Chichester District Council and other Councils was and to report back to the next meeting of the Committee.

RESOLVED that the Property Manager take the necessary action and that this matter be discussed further at the next meeting of the Committee

83 APPLICATIONS FOR PLANNING PERMISSION

List 1 (extract) - 7 January 2015

CC/14/04269/FUL and CC/14/04299/LBC

22 West Street Chichester

Restoration and alteration associated with the return to use as a town house.

The Chairman welcomed Mr Douglas Briggs to the meeting who spoke in support of the proposal.

After discussion it was RESOLVED to support the change of use to residential purposes and the associated alterations.

84 CATHEDRAL WAY IMPROVEMENT WORKS

The Chairman welcomed Ms Bernadette Gledhill, Senior Technician, Engineering Solutions, Highways & Transport at West Sussex County Council and Mr Dan Sanders of WSCC, to the meeting. The purpose of their invitation to attend was to update the Committee on the improvement works currently taking place (commenced 12 January 2015) at Cathedral Way and to answer any questions and concerns members might have regarding the works.

Bernadette Gledhill explained to the Committee the background of the works taking place at Cathedral Way and circulated a drawing of the proposed works to members.

She explained that West Sussex County Council had started a major road improvement scheme along Cathedral Way and Fishbourne Road East. The work was anticipated to make it quicker and easier to reach the Tesco Extra supermarket. She said that disruption was expected and motorists were being encouraged to seek alternative routes during peak hours to avoid congestion. The work was anticipated to be finished by late April 2015.

A public display would remain in the Tesco foyer for the duration of the works.

The Chairman thanked Ms Gledhill and Mr Sanders for their very informative update.

85 CONSULTATION ON THE PROPOSED MODIFICATIONS OF THE CHICHESTER LOCAL PLAN: KEY POLICIES PRE-SUBMISSION 2014-2029 - THURSDAY 8 JANUARY 2015 UNTIL THURSDAY 19 FEBRUARY 2015

The Planning Adviser explained the background of the need for modifications was to justify to the Local Plan Examination Inspector the proposed annual housing construction figure of 410 homes. This was originally based on a housing need figure from June 2013 and following a review the figure now needed increasing to 435 dwellings per annum (415 overall provision) within the plan period.

Two areas affecting the City were identified for the additional housing provision:

- Chichester City and adjoining areas – 85 homes
- West of Chichester Strategic Allocation Site - 250 homes

Employment Sites -

The amount of employment land needed within the Plan area has now been identified as 25 hectares (ha.) to be allocated as follows:

- West of Chichester Strategic Allocation – 6 ha.
- Within or close to Chichester City – 16 ha. - (to be identified in the site allocations DPD).

The Committee discussed:

1. Concerns about the increase in the amount of house building within the plan period and the ability of the already congested road infrastructure to the north and west of the City to accommodate this increase.
2. The necessity to bring each of the housing allocations forward, when it would be more logical to concentrate on one site at a time rather than a piecemeal approach, especially when Government policy is liable to change during the plan period which may have a downward impact upon the level of housing need and
3. The availability of 16 ha. of employment sites in and around the City.

RESOLVED that the Planning Adviser together with Councillor Plowman and in consultation with the Chairman, would formulate the City Council's response. This would then be circulated to all members for comment, amended accordingly, and submitted to the District Council as part of the consultation on the amendments to the Local Plan.

86 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meeting held on the 7 January 2015 having been previously circulated, were approved and adopted.

87 ITEMS FOR INCLUSION ON THE NEXT AGENDA

- Street Naming, Numbering and Signage Policy
- White House Farm - Outline Planning Application
- Neighbourhood Plans - Mr Mike Allgrove, Planning Policy, Conservation and Design Service Manager at Chichester District Council to attend the meeting to discuss Neighbourhood Plans

88 DATE OF NEXT MEETING

Wednesday 11 February 2015 at 5.30pm

The meeting closed at 6.57pm.