

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 17 DECEMBER 2014 AT 5.30PM

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

69 MINUTES

RESOLVED that the Minutes of the meeting held on 19 November 2014 having been printed and circulated were signed by the Chairman as a correct record.

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

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

71 PLANNING CONTRAVENTIONS

There were no planning contraventions to report. However, Sports Direct in North Street was mentioned, in that they continue to display their goods on the highway (ie: pavement), despite requests by West Sussex County Council Highways not to do so. This was of concern to the Committee as some businesses had complied with the request. The Planning Adviser was therefore requested to contact West Sussex County Council (the highway authority) to enquire whether a policy was in place; members felt that a one metre strip might be appropriate where a sufficient width of pavement was available.

RESOLVED that the Planning Adviser contact West Sussex County Council accordingly.

72 APPLICATIONS FOR PLANNING PERMISSION

List 47 (extracts) - 19 November 2014

- (i) CC/14/03772/COU - Case Officer: - Maria Tomlinson - Other Dev - Change of Use
Mr C Lowe 57 - 58 South Street Chichester West Sussex PO19 1DS
Change of use of existing Class A1 retail unit to Class A3 restaurant at ground floor and conversion of upper floors to provide ancillary staff accommodation to Class A3 use, including internal alterations, external alterations comprising installation of plant, insertion of flue and renovation of shopfront.

- (ii) CC/14/03773/LBC - Case Officer: - Maria Tomlinson - Other Dev - LBC's Alter/Extend
Mr C Lowe 57-58 South Street Chichester West Sussex PO19 1DS
Change of use of existing Class A1 retail unit to Class A3 restaurant at ground floor and conversion of upper floors to provide ancillary staff accommodation to Class A3 use, including internal alterations, external alterations comprising installation of plant, insertion of flue and renovation of shopfront

A discussion took place, it was put to the vote and RESOLVED to raise no objection but suggest that if planning permission is granted conditions should be attached to limit the hours of operation of the air conditioning system to normal business hours.

Furthermore, the City Council strongly advocate the display of the street number either on the shop fascia or other appropriate part of the shop front in the interests of safety of the amenity.

73 NEIGHBOURHOOD PLAN FOR THE WEST WARD
Council Minute 43 Refers

The Chairman read to the Committee an email received from Councillor Plowman, who could not be present at the meeting. Councillor Plowman felt that a Neighbourhood Plan, particularly for the West of Chichester, should be resurrected prior to the implementation of the District Council's Local Plan.

After some debate, a vote took place and it was agreed to re-iterate the Committee's previous Resolution at their meeting held on 20 November 2013, namely:

RESOLVED not to proceed with the production of a Neighbourhood Plan for the west of Chichester until the Local Plan had been produced.

The Chairman suggested that the Planning Adviser invite Mr Mike Allgrove, Planning Policy, Conservation and Design Service Manager at Chichester District Council's to attend the February meeting of the Committee to discuss Neighbourhood Plans. The Committee supported this.

RESOLVED that the Planning Adviser take the necessary action.

74 PRELIMINARY PLANNING APPLICATION FOR APPROXIMATELY 165 RESIDENTIAL UNITS INCLUDING THE RETENTION AND IMPROVEMENT OF SIGNIFICANT OPEN SPACE ON EX-NHS LAND TO THE SOUTH OF GRAYLINGWELL PARK

The Planning Adviser introduced this item and explained the proposals with the aid of a visual presentation - the Committee noted a copy of the Indicative Masterplan appended to the Agenda. A discussion took place about the various aspects of the new development and the question of access to the site arose. Concern was expressed by members about the current proposals regarding access and the impact on traffic flow. Suggestions were made as to how this could be improved.

RESOLVED:

- No objection to the principle of residential development upon this site.
- Support the two accesses to the south to service the University and hospital land.
- Recommend removal of the barrier to East/West traffic, the improvement of Graylingwell Drive and the creation of a through route between Kingsmead Avenue and Broyle Road.

Sections of Masterplan area:

- South East – the existing tree belts need to be protected around the field and the residential development to the south.

- South West – need to preserve and supplement existing tree planting. It is important to ensure a sufficient distance from the new three storey development north of Graylingwell Drive to retain a sense of openness in a Parkland setting. New development should be no more than two storeys in height and a low density.
- North West – this is an important approach, development needs to be less dense and to respect existing trees.

Councillor P Dignum wished to record that she appreciated the cycle routes and variety of houses.

75 CHICHESTER COMMUNITY ASSETS
Council Minute 41(f) refers

The Chairman read to the Committee Councillor Plowman’s email which gave suggestions as to how a Chichester Community Assets list could be formulated and said that Richard Cole’s report on Community Assets was a good base for producing this. The Planning Adviser said that there were other considerations and explained the difference between a “Community Asset” and a “Heritage Asset”.

Councillor Plowman had suggested that a Working Group be formed to discuss this matter further and the Chairman sought the views of the Committee. The Chairman and Councillor P Dignum expressed an interest and the Planning Adviser was invited to join.

It was therefore RESOLVED that a Working Group comprising of Councillors Woolley, P Dignum and the Planning Adviser be formed to discuss the production and retention of a Chichester Community Assets register.

76 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub Committee meetings held on 12 November 2014, 19 November 2014 and 3 December 2014 having been previously circulated, were approved and adopted.

77 ITEMS FOR INCLUSION ON THE NEXT AGENDA

To be confirmed.

78 DATE OF NEXT MEETING

Wednesday 14 January 2015 at 5.30pm

The meeting closed at 6.57pm.