

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 1 JULY 2015 AT 5.30PM

- PRESENT : Councillors M Evans, Joy, Keyworth and Kilby
- EX OFFICIO : Deputy Mayor (Councillor Tupper)
Councillors Dignum
- IN ATTENDANCE : Planning Adviser
- APOLOGIES : The Mayor (Councillor Budge)
Councillors P Evans and Plowman
- ABSENT : Councillor Dempster

13 MINUTES

RESOLVED that the Minutes of the meeting held on 27 May 2015 having been printed and circulated were signed by the Chairman as a correct record.

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

The Chairman and Councillor Dignum as members of Chichester District Council declared a Personal Interest and Councillor M Evans as a member of West Sussex County Council.

15 PLANNING CONTRAVENTIONS

Members were concerned about the level of A Boards in the City Centre. The Planning Adviser commented that City Centre Partnership had promoted an advertising alternative and would ask Chichester District Council Enforcement for an update.

16 APPLICATIONS FOR PLANNING PERMISSION

- (i) List 22 (extract) - 3 June 2015

CC/15/01362/FUL
Seaward Properties Ltd
The Corn Exchange Granada House Baffin's Lane Chichester
A change of use for ground floor only from office (B1) to retail (A3)

CC/15/01363/LBC
Seaward Properties Ltd
The Corn Exchange Baffin's Lane Chichester West Sussex
Associated alterations to facilitate a change of use for the ground floor only from office (B1) to retail (A3).

The Planning Adviser reported that there were 16 letters of objection on Chichester District Council website and summarised the contents, an objection from The Chichester Society (dated 15 June 2015) and summarised the salient issues and a "no objection" from the Chichester Conservation Area Advisory Committee.

Concern was expressed by members about access and deliveries to the site, but concluded that there was no parking issue because of the nearby public car park.

No objection to the planning and listed building applications, subject to sufficient environmental safeguards put in place to protect the amenity of local residents.

- (ii) List 21 (extract) - 27 May 2015

CC/15/01435/FUL

Phase 1B Barnfield Drive Chichester West Sussex PO19 6UX

Removal of conditions 3, 6 and 37 of planning permission CC/14/00505/OUT

Members expressed concern about the level of traffic generation and the impact upon the local road network, particularly the roundabout adjacent to the Sainsbury store. The Planning Adviser explained that outline planning permission had already been granted for retail development and the highways implications would have been considered.

No objection subject to further consideration of the impact upon the local road network, particularly the roundabout adjacent to the Sainsbury store and appropriate conditions dealing with the size of sales area and amount of floorspace dedicated to convenience and comparison goods.

17 INSPECTOR'S REPORT INTO THE CHICHESTER DISTRICT LOCAL PLAN MAY 2015

The Planning Advisor had produced an abridged version of the Inspector's report and this had been circulated to all members with the Agenda.

The Committee was advised that the Chichester District Local Plan May 2015 would be considered by Chichester District Cabinet on 7 July 2015 and Council on 14 July 2015 with a view to Adoption.

The Planning Advisor's report contained the following comments :

- (a) CC/14/04301/OUT

Outline planning application (with all matters reserved except 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.

The Planning Adviser referred to the earlier resolution and recommended that now that the Inspector's Report has supported the strategic allocation for NW Chichester, that it was important to resolve the outstanding highways issues.

Object on the grounds of insufficient information on the level of traffic generation from phases I and II of the Whitehouse farm development, the associated impact upon the local road network and appropriate mitigation measures.

- (b) WH/14/01159/OUT EIA

Outline Planning application for Residential Development comprising up to 350 dwellings including affordable housing, vehicular access from Stane Street and Madgwick Lane, assoc. landscaping, open space, children's play space, surface water attenuation and ancillary works.

Councillor M Evans expressed a concern about the impact upon the Goodwood Motor Circuit; the Chairman explained that this issue had been addressed by the Inspector.

No objection

18 LAVANT NEIGHBOURHOOD PLAN SCOPING REPORT

A copy of the above report had been forwarded to Chichester City Council as a neighbouring parish and had been circulated to all members with the Agenda.

The Committee expressed its thanks to Lavant Parish Council for consulting the City Council on the Scoping Report; however it had nothing to add.

19 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meetings held on 28 May and 10 June 2015 having been previously circulated, were approved and adopted.

20 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Outcome of the consideration of the Local Plan by Chichester District Council

21 DATE OF NEXT MEETING

Wednesday 29 July 2015

The meeting closed at 6.30pm