

**CHICHESTER CITY COUNCIL**

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

**HELD ON WEDNESDAY 10 FEBRUARY AT 5.30PM**

- PRESENT : Councillors Joy, Keyworth, Kilby (Chairman) and Plowman
- EX OFFICIO : The Mayor (Councillor Budge)  
Deputy Mayor (Councillor Tupper)
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant  
Mr P White of Genesis,  
(Agents for applications CC/15/04163/FUL, CC/15/04184/FUL)  
Ms C Sutton (Agents for the Architects for application CC/15/04185/FUL)  
Mr D Briggs and Mr A Hall (Agents for application CC/15/04201/FUL)  
Mr M Hillier (for Agents for application CC/15/03543/FUL)  
Mrs Greenwood and Mrs Hixson (local residents) for application  
CC/15/04163/FUL only
- ALSO PRESENT : Councillor Apel
- APOLOGIES : Councillors Dignum, M Evans and P Evans
- ABSENT : Councillor Dempster

79 MINUTES

RESOLVED that the Minutes of the meeting held on 13 January 2016 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 Mayor and Councillors Kilby and Plowman declared a Personal Interest as members of Chichester District Council.

81 AMENDED PLANS

The Planning Adviser's reports on the following application had been circulated to all members with the Agenda.

- (i) CC/15/03543/FUL  
Primrose Cottages, Summersdale Road, Chichester PO19 6WH  
Change of use of 4 no. care homes (C2) to 8 no. residential dwellings (C3)  
With associated landscaping, parking and access.

The Planning Adviser explained the amendments to this application - removing Unit 9.

**After discussion, the Committee RESOLVED to raise No objection to the amended plans.**

82 PLANNING CONTRAVENTIONS

The Committee RESOLVED to note the Chichester District Council Schedule of Contraventions appended to the Agenda.

The Planning Adviser's reports on the following applications had been circulated to all members with the Agenda.

(i) List 2 (extract) - 13 January 2016

CC/15/04185/FUL - Case Officer: - Fjola Stevens - **Minor Dev - All Others**

St Pier Group

North House 66 North Street Chichester West Sussex

Demolition of existing ground floor rear extensions and erection of new ground floor rear extension. Roof extension to provide two, one bedroom flats. Rear extension to first second and third floors to provide a lift. Internal alterations to existing flats.

The Planning Adviser gave a visual presentation on the background of this application. Members expressed concern about the rendered finish of the proposed lift shaft which they felt was out of keeping with the character and appearance of the street scene and suggested a brick finish.

Claire Sutton, Agent for M H Architects, spoke in support of this application and answered members questions.

After some debate it was RESOLVED to raise **No objection on the grounds that the proposed new mansard roof has a historical precedent and would not detract from the appearance of the building and the street scene, and would preserve or enhance the character and appearance or setting of the Chichester City Conservation Area. However, would like to see a brick finish to the proposed lift shaft and provision built in for air conditioning units.**

(ii) List 3 (extracts) - 20 January 2016

CC/15/04201/FUL

Providence Works, Lyndhurst Road, Chichester. West Sussex PO19 7PF

Demolition of existing structures, construction of 4 no. dwellings and associated landscape works.

**No objection**

CC/15/04163/FUL

Land adjacent to Tesco PFS Fishbourne Road East.

A proposed fully managed student accommodation block comprising two buildings each 3-5 storeys with 153 student bed spaces, associated access works and landscaping.

The Chairman introduced this item and it was noted that a number representations had been received objecting to this application. The Planning Adviser gave an overview of the proposals with the aid of a visual presentation.

The Chairman invited members of the public present, who had previously registered their concerns, to address the meeting.

Mrs Greenwood, a local resident, expressed concerns including:

- Height and design of the building
- Overdevelopment of the area
- Additional Traffic and parking congestion
- Increase in noise and litter
- Too many students which would be detrimental to the amenity of residents

Mrs Hixson, also a local resident, addressed the Committee with similar concerns but added concerns about:

- Parking exclusion zone
- Management criteria of the property

Mr Paul White of Genesis Town Planning Limited (Agents for the applicants) circulated an amended image of the proposal and attempted to address some of the concerns. He also explained the parking exclusion zone included in tenancies which would assist with parking issues. He added that an on-site manager would oversee the property during term time and would be available 24 hours (Monday to Friday) and at weekends to address any concerns.

The Chairman thanked Mrs Greenwood, Mrs Hixson and Mr White and invited members questions. A lengthy discussion took place and a number of points were raised. Members felt that there was an over-provision of student dwellings (ie: 153) and that other areas could also be explored.

**The Committee RESOLVED to object to this application.** Whilst it was considered to be a suitable site for student accommodation it was considered that the current proposal was unacceptable on account of its design, mass and density, the lack of car parking and landscaping and overdevelopment.

CC/15/04184/FUL

Boardwalk, Northgate, Chichester, West Sussex PO19 1AR  
Partial demolition of Boardwalk, replacement with mixed use  
Development comprising 3 no. new retail units (A1), 4 no.  
town houses and 2 no. flats

**After discussion, it was put to the vote and RESOLVED to raise No Objection**

- 84 REGULATION 18 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)  
(ENGLAND) REGULATIONS 2012 SITE ALLOCATION PREFERRED APPROACH 2014-  
2019

The Committee RESOLVED to agree the Planning Adviser's comments on the various sites which would now be forwarded to Chichester District Council in response to its consultation.

- 85 RE-NAMING OF OLD MUSEUM, LITTLE LONDON

The Planning Adviser explained that a request had been received from Elberry Properties Limited (via the Property Manager) for the renaming of the Old Museum at 29 Little London, to "Sadlers Warehouse, Little London, Chichester". After discussion this proposal was not supported by the Committee. The Committee also noted that the proposed omission of the street number was likely to be of concern to Royal Mail.

RESOLVED that the re-naming of the Old Museum at 29 Little London, to "Sadlers Warehouse, Little London" be not supported and that the Property Manager would be advised accordingly.

- 86 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 12 January 2016 having been previously circulated were approved and adopted.

87 DATE OF NEXT MEETING

Wednesday 9 March 2016

*This meeting will be held in the Assembly Room due to the Chichester Runners event taking place that evening.*

The meeting closed at 7.10pm.