

## CHICHESTER CITY COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 18 NOVEMBER 2015 AT 5.30PM

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

#### 54 MINUTES

RESOLVED that the Minutes of the meeting held on 21 October 2015 having been printed and circulated were signed by the Chairman as a correct record with an amendment to Minute 47 Chichester to Emsworth Cycle Route (Chemroute Project) as the following wording had been omitted from the Minutes.

*“At the meeting of the Committee on 21 October 2015, the City Council supported both the planning and development of the Chemroute project.”*

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

The Mayor and Councillors Kilby and Plowman declared Interests as members of Chichester District Council and Councillors M Evans declared an Interest as members of West Sussex County Council and as a member of the Goodwood Motor Circuit Consultative Committee. The Mayor also declared an Interest as Chichester District Council’s representative on the Goodwood Motor Circuit Consultative Committee.

#### 56 CAR FREE DAY

The Chairman invited Councillor Sarah Sharp to give a brief presentation on ideas for a ‘Car Free Day.’ Councillor Sharp explained that this would be an opportunity for activities to take place in the City Centre streets by closing one or more streets. By opening the streets to pedestrians, cyclists and public transport this would provide a pleasant environment without pollution, congestion, etc. A possible date for a ‘Car Free Day’ was Autumn 2016 or 2017.

The Chairman thanked Councillor Sharp for her presentation and that her presentation will be considered by the Chichester Vision Group.

#### 57 AMENDED PLANS

There were no Amended Plans to report on.

58 PLANNING CONTRAVENTIONS

There were no Planning Contraventions to report.

59 APPLICATIONS FOR PLANNING PERMISSION

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

- (i) WH/15/03524/OUTEIA  
Residential development comprising up to 300 residential dwellings, including an element of affordable housing, with vehicular access from Stane Street and Madgwick Lane, associated landscaping, a community facility, open space and children's play space, surface water attenuation and ancillary works. Land North Of Stane Street Madgwick Lane Westhampnett West Sussex

**Recommendation :**

**No objection but :**

- (i) **would re-iterate the need to maintain a 400m buffer zone from the Goodwood Airfield boundary**
- (ii) **raise serious concerns about the cumulative impact of this and other developments on the east side of Chichester on the road system into the City.**
- (ii) CC/14/04301/OUT  
White House Farm  
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.

**Recommendation :**

**A strong objection is submitted on the grounds that no development should be permitted for Phase I of the development until a southern access route has been identified and agreed.**

**The proposed access route for construction vehicles for Phase I of the development will result in an unacceptable level of traffic congestion and highway safety hazard, particularly in view of the number of schools likely to be affected.**

**The relevant Highway Authorities have responded to the amendment and the City Council has had an opportunity to assess their comments.**

**The Environment Agency has responded to the need for an on-site waste water disposal works in view of the proposed improvements to the Tangmere plant.**

**The proposed routing of the A27 Chichester-by-Pass to the North West of the City has been clarified.**

- (iii) Shopwhyke  
Preliminary enquiry for a proposal for an additional 85 dwellings

The Committee noted that this was not a Planning Application and that comments submitted were forwarded to the developer and not the planning authority (Chichester District Council).

**Recommendation :**

**No objection in principle to the preliminary proposals for an additional 85 dwellings but continue to support the retention of the Oving traffic light junction.**

- (iv) Preliminary consultation – 4 dwellings Providence Works, Lyndhurst Road

**Recommendation :**

**No objection in principle subject to concerns over the narrow access.**

60 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meetings held on 21 October 2015 and 4 November 2015 having been previously circulated, were approved and adopted.

61 DATE OF NEXT MEETING

Wednesday 16 December 2015

The meeting closed at 6.50pm.