

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 27 MAY 2015 AT 5.30PM

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

1 ELECTION OF CHAIRMAN

It was proposed, seconded, put to the vote and RESOLVED that Councillor Kilby be elected Chairman of the Planning and Conservation Committee for the remainder of the Council year. There were no other nominations.

2 APPOINTMENT OF VICE-CHAIRMAN

It was proposed, seconded, put to the vote and RESOLVED that Councillor Keyworth be appointed Vice-Chairman of the Planning and Conservation Committee for the remainder of the Council year. There were no other nominations.

3 TO DETERMINE MEMBERSHIP OF THE PLANNING DELEGATION SUB-COMMITTEE

It was RESOLVED that Councillors Joy, Keyworth, Kilby and Plowman be members of the Planning Delegation Sub-Committee. It was agreed that Councillor M Evans be appointed a member of the Sub-Committee if required.

The Town Clerk reminded members that it was important to notify the Planning Adviser of absences from the Sub-Committee's meeting as there had been occasions in the past where the meeting needed to be cancelled due to lack of members present.

4 CHAIRMAN AND VICE-CHAIRMAN MEMBERSHIP OF SUB-COMMITTEES : NAMELY PLANNING DELEGATION SUB-COMMITTEE.

In accordance with Standing Order 45, the Chairman and Vice-Chairman were asked to indicate membership of the Sub-Committee; both the Chairman and Vice-Chairman indicated that they wished to serve of the Planning Delegation Sub-Committee.

5 MINUTES

RESOLVED that the Minutes of the meeting held on 29 April 2015 having been printed and circulated were signed by the Chairman as a correct record.

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

The Chairman and Councillors Plowman as members of Chichester District Council declared a Personal Interest.

7 PLANNING ADVISER'S INTRODUCTION TO PLANNING MATTERS

The Planning Adviser had circulated a brief note about the planning system as it related to the role of the City, as a Parish Council in dealing with planning applications and suggested that members retain this for future reference.

8 PLANNING CONTRAVENTIONS

The Planning Adviser showed the Committee a photograph of the fascia sign that had appeared at the "Awareness" premises at East Street and this matter had been referred to the District Council's Enforcement team and he would keep members advised of progress on this matter.

9 APPLICATIONS FOR PLANNING PERMISSION

List 17 (extract) - 30 April 2015

- (i) **CC/15/00936/REM - Case Officer: - Jeremy Bushell - Lge Scale Maj Dev - Dwellings**
Mr Gavin Bourne Linden Downland LLP
Graylingwell Hospital College Lane Chichester West Sussex
Approval of reserved matters appearance, landscaping, layout, scale and all other development detail for Phase 4 for 160 new homes.

Layout

Plots 1-18 which are located along the northern border comprise two storey dwellings with one 2.5 storey. The garden depths vary from 8.5m to 9.5m and the back to back distances to properties in Winterbourne Road range from 15m to 21.5m. This falls significantly below the normal CDC requirement of 21m back to back distance for two storey dwellings and 25m for 2.5 storey dwellings. The coachhouses at Plots 113/114 do not appear to have any useable amenity space at all and are too close to the northern boundary and should be removed. The impression is that the small garden sizes within this area are resulting in a development which is cramped and overbearing to existing residents.

In fact the development as a whole, which comprises mainly 2.5 and 3/4 storey buildings, does not appear to achieve this spatial requirement, as a consequence, the high density and height of the buildings means that the level of amenity and parkland appearance is severely compromised.

Appearance

Western Greenway – this terrace of 4 bedroom 2.5 storey dwellings appears to reflect the grain of the Phase 1 development.

Chapel Green – the 3 storey terraces to the north and east of The Chapel appear bland with long uninterrupted ridges and lack articulation and variation.

Tree of Heaven Court – the 3 and 4 storey flat roof blocks of apartments along the eastern and southern edge are very urban and undistinguished in character and do not reflect the appearance and quality of the area.

Eastern Courtyard – it would be better if the cramped Coachhouses were deleted opening up a vista between the terraces.

Southern Frontage – the extreme vertical emphasis (10.6m high) contrasted with the lower linking elements (7m high) on the terraced southern edge, introduces a design element fronting a main access link which is supposed to emulate the retained hospital buildings.

However, the emphasis on verticality has again resulted in an urban form of development and appears incongruous.

Objection on the basis that the proposal constitutes overdevelopment and is an urban design and scale out of keeping with this semi-rural area and is not in accordance with the original development philosophy for Graylingwell.

(ii) List 18 (extracts) - 6 May 2015

CC/15/01300/FUL - Case Officer: - Peter Kneen - **Minor Dev - Dwellings**

77 Property Limited

146 Whyke Road Chichester West Sussex PO19 8HT

Proposed demolition of existing recent single storey extension and roof terrace, and replacement with a 1.5 storey extension; and conversion of existing Whyke Grange into 1 no. five-bed house (including converted stables forming a one-bed annex) and 1 No. three-bed house; erection of 2 no. detached four-bed cottages, with parking and external works.

No objection subject to condition on hours of construction and contractors access from Old Bakery Gardens only.

CC/15/01301/LBC - Case Officer: - Peter Kneen - **Other Dev - LBC's Alter/Extend**

77 Property Limited

146 Whyke Road Chichester West Sussex PO19 8HT

Proposed demolition of existing recent single storey extension and roof terrace, and replacement with a 1.5 storey extension; and conversion of existing Whyke Grange into 1 No. five-bed house (including converted stables forming a one-bed annex) and 1 No. three-bed house; erection of 2 No. detached four-bed cottages, with parking and external works

No objection subject to condition on hours of construction and contractors access from Old Bakery Gardens only.

(iii) List 19 (extract) - 13 May 2015

CC/15/01389/COU - Case Officer: - Caitlin Boddy - **Other Dev - Change of Use**

Mr Wahaca

Cargo 31 - 33 South Street Chichester West Sussex

Change of use from retail (A1) to restaurant (A3).

No objection subject to appropriate conditions relating to opening hours, delivery hours, noise limitations on ventilation land and details of external flues and plant. But concerned about the saturation of the primary shopping frontage with non-retail units and the concentration of restaurants in South Street.

10 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meetings held on the 6 May 2015

11 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Chichester District Council Local Plan
- White House Farm

12 DATE OF NEXT MEETING

Wednesday 1 July 2015 at 5.30pm*

*Some members of the Committee indicated that they were unable to attend the next meeting on 1 July 2015 due to previous commitments and a check would be made prior to the meeting to ensure adequate member attendance.

The meeting closed at 6.23pm.