

**CHICHESTER CITY COUNCIL**

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

**HELD ON WEDNESDAY 30 SEPTEMBER 2015 AT 5.30PM**

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

37 MINUTES

RESOLVED that the Minutes of the meeting held on 26 August 2015 having been printed and circulated were signed by the Chairman as a correct record.

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

No Declarations of Interests were declared.

39 PLANNING CONTRAVENTIONS

There were no Planning Contraventions to report.

40 APPEAL DECISIONS

The Committee noted the following Appeal Decisions :

- (i) CC/14/02308/FUL  
36 Stirling Road, Chichester  
Replacement of redundant garage with chalet style dwelling : Dismissed

Chichester City Council objected on grounds of over development and unsatisfactory design

- (ii) CC/14/02551/FUL  
Land Adjacent To 1 Kings Avenue Chichester West Sussex PO19 8EA  
Proposed 2 bedroom detached house : Dismissed

Chichester City Council objected on the grounds of cramped development

## 41 APPLICATIONS FOR PLANNING PERMISSION

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

(i) List 33 (extracts) - 19 August 2015

CC/15/01688/FUL

77 Property Ltd

Boardwalk Northgate Chichester West Sussex

Partial demolition of Boardwalk, replacement with mixed use development comprising new retail (A1), 5 no. town houses and 2 no. flats.

The Planning Adviser reported on the objections that had been submitted on-line to Chichester District Council in connection with this application.

The Chairman invited members of the public present to speak on this application.

The Chairman also invited the Agent for the Applicant to speak to the Committee about the proposed development.

The Committee discussed the various issues that had been raised and the following was RESOLVED :

**Objection on the following grounds :**

- **Overdevelopment of the area, too many units on this restricted site**
- **Mass and bulk - overbearing on Priory Lane and adjacent listed buildings**
- **Overlooking of properties to the south from balconies and second floor amenity area**
- **Inappropriate design for this location**
- **Insufficient room for manoeuvring vehicle for car parking in narrow lane**
- **Loss of retail parking for delivery vehicles to retail units**

CC/15/02569/FUL

Mrs K Long Chichester City Centre Partnership

Various Locations Within City Centre Chichester West Sussex PO19 1LQ

New 'n' rails, 'A' board replacements.

The application was deferred at the request of the Applicant.

(ii) List 36 (extract) - 9 September 2015

CC/15/02344/FUL

Mr Tim Gleeson

Bartholomews Specialist Distribution Bognor Road Chichester West Sussex

Construction of 27 flats and 35 houses with associated car parking, landscaping, cycle and bin storage after demolition of storage buildings but retaining office accommodation

**No objection in principle to the proposed development, providing that the proposed relocation has been approved and completed before development upon this site takes place. Clarification is sought as to the whereabouts of pedestrian and cyclist access to Bognor Road.**

42 DELEGATION PROCEDURES FOR AMENDED PLANS

The Planning Advisers report on this matter had been circulated to all members with the Agenda.

It was RESOLVED that the Planning Adviser, in consultation with the Chairman and Vice Chairman of the relevant committee, be able to respond to an Amended Plan notification without further reference to the meeting of the committee providing all members of the relevant committee are notified by email of the amendment beforehand and given the opportunity to comment. In circumstances where the Chairman and Vice Chairman do not agree or it is considered that the matter should be determined by committee, the matter should be referred back to the relevant committee for determination. Any action taken will be recorded and minuted at the next appropriate committee meeting.

43 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meetings held on 2 September and 14 September 2015 having been previously circulated, were approved and adopted.

44 DATE OF NEXT MEETING

Wednesday 21 October 2015

The meeting closed at 6.30pm.