

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 1 JUNE 2016 AT 5.30PM

- PRESENT : Councillors M Evans, Joy, Kilby (Chairman) and Plowman
- EX OFFICIO : Deputy Mayor (Councillor P Evans)
Councillor Dignum
- ALSO PRESENT : Councillor Sharp
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
Mr P White of Genesis, (Agents for application CC/15/04163/FUL)
CDC Cllr Hickson and Mrs Hickson and Mrs Greenwood (local residents)
- APOLOGIES : The Mayor (Councillor Budge) and Councillor Keyworth
- 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 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 on the Planning Delegation Sub-Committee.

4 MINUTES

RESOLVED that the Minutes of the meeting held on 4 May 2016 having been printed and circulated were signed by the Chairman as a correct record.

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

The Deputy Mayor and Councillor M Evans declared a Personal Interest as members of West Sussex County Council and Councillors Dignum, Kilby and Plowman declared a Personal Interest as members of Chichester District Council. Councillor Plowman declared a Personal Interest as a member of the Chichester Conservation Area Advisory Committee.

6 PLANNING CONTRAVENTIONS

(i) Display Flags

The Planning Adviser referred to the proliferation of new flag poles and flags on City centre buildings which it was understood were organised by Chichester BID to promote “Roman” week. Concern was expressed by the Committee that this could be seen as an advertising opportunity for the future and the Planning Adviser was asked to investigate this further.

RESOLVED that the Planning Adviser take the necessary action.

Post Meeting Note: The Planning Adviser had contacted Chichester District Council’s Enforcement Manager and would report back to the next meeting of the Committee.

7 APPLICATIONS FOR PLANNING PERMISSION

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

- (i) WSCC/023/16/CC
Parklands Community Primary School, Durnford Close, Chichester, West Sussex, PO19 3AG
Expansion of school including a two storey extension, revised car park arrangements and associated hard/soft landscaping

The Deputy Mayor declared a Personal Interest in this application.

After some debate the Committee RESOLVED to raise no objection to this application.

- (ii) CC/16/01555/REM
Unit A2 Phase1
Barnfield Drive, Chichester.
The proposal is for a 78 sq.m. mezzanine floor to be provided

The Committee referred to the Planning Adviser’s report appended to the agenda and the Planning Adviser gave a brief visual presentation of the proposals to the Committee.

It was RESOLVED to raise no objection, but concern was expressed about the potential retail use having an adverse affect upon the central shopping area.

- (iii) CC/15/04184/FUL
The Boardwalk, North Street
Amended Plans
Amended plans have now been submitted which have introduced a number of minor and cosmetic changes to the scheme which has previously been considered by the Committee.

RESOLVED to raise no objection.

- (iv) CC/15/04163/FUL
Student Accommodation Land adjacent to Tesco PFS.
Amended Plans

The Planning Adviser, with the aid of a visual presentation, updated the Committee on this proposal and referred to the more recent objections received.

The Chairman invited Mrs Greenwood (local resident) to address the Committee. Concerns were expressed in particular about means of access, traffic congestion, provision of appropriate landscaping, height and design of the development and management of the site.

District Councillor Hickson and Mrs Hickson also addressed the Committee expressing their concerns about the proposals, along similar lines to those mentioned above. Mrs Hickson expressed her displeasure that the drawings provided appeared to be “not to scale”.

Mr Paul White (Agents to the applicants) explained the latest revisions to the proposals, which, it was hoped, would help to address some of the concerns. He circulated illustrations to the Committee and also explained that the provision of a Traffic Regulation Order for residents only parking had been explored.

After some discussion the Committee were still of the opinion that there were a number of concerns and it was RESOLVED to re-iterate the previous objection as follows: “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” *resulting in inadequate amenity space.*

- (v) CC/14/04301/OUT
White House Farm
Additional and Amended Plans

The Committee RESOLVED reiterate their previous objections (Minute 98) of 6 April 2016 meeting.

The Committee further RESOLVED to object to the proposals on the following grounds:

The Committee considered the range of proposals designed to mitigate the traffic impact of this development upon the surrounding roads and strongly maintain that the provision of the southern access to the site at an initial stage would obviate the need for many changes.

The proposed closure of Brandy Hole Lane would remove one of the few east/west links to the north of the City and no justification has been provided for its closure.

8 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 28 April 2016 and 28 May 2016 having been previously circulated were approved and adopted.

9 DATE OF NEXT MEETING

Wednesday 6 July 2016 at 5.30pm.

The meeting closed at 6.50pm