

## CHICHESTER CITY COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 15 MARCH 2017 AT 5.30PM

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

#### 89 MINUTES

RESOLVED that the Minutes of the meeting held on 15 February 2017 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Dignum, Galloway and Plowman, as members of Chichester District Council, declared a Personal Interest. The Deputy Mayor and Councillor M Evans, as members of West Sussex County Council, declared a Personal Interest. Councillor Plowman declared a Personal Interest as a member of the Chichester Conservation Area Advisory Committee (CCAAC). Councillor Sharp also declared a Personal Interest (Item5(i)).

#### 91 PLANNING CONTRAVENTIONS

(i) Totally Wicked, E-Cigarette Store, 32 Southgate, unauthorised banner

The Planning Adviser said that the unauthorised vertically hanging banner over the footpath had been reported to the District Council Enforcement Team.

(ii) Mini Market, Opposite Chichester Train Station - unauthorised signage

The Chairman reported that the unauthorised signage had now been removed.

#### 92 APPLICATIONS FOR PLANNING PERMISSION

The Planning Adviser's reports on the following applications had been circulated to all members with the Agenda. The Planning Adviser then gave a visual presentation for each application.

- (i) CC/17/00336/FUL - Case Officer: - Caitlin Boddy - **Minor Dev - Dwellings**  
Mr William Heslop  
Whyke Lodge Residential Care Home 115 Whyke Road Chichester West Sussex  
6 no. dwellings.

**No objection but strongly suggest the public footpath at the southern end of the site facing Whyke Road could be improved if part of the garden to Unit A was realigned.**

- (ii) CC/17/00422/FUL - Case Officer: - Katherine Rawlins - **Other Dev - Change of Use**  
Mr R Gillman  
Ground Floor North Suite The Corn Exchange Baffins Lane Chichester  
Change use of ground and first floor north suite from office (class B1a) to retail (class A1), with internal alteration.

**No objection to the planning and listed building applications, subject to the views of the Historic Buildings Adviser.**

- (iii) CC/17/00423/LBC - Case Officer: - Katherine Rawlins - **Other Dev - LBC's Alter/Extend**  
Mr R Gillman  
Ground Floor North Suite The Corn Exchange Baffins Lane Chichester  
New internal staircase between ground and first floor in connection with use as a single A1 retail unit. Associated internal alterations including repositioning of 2 internal doors, partition to managers office and removal of modern cladding to first floor ceiling and steel beams.

**No objection to the planning and listed building applications, subject to the views of the Historic Buildings Adviser.**

### 93 AMENDED PLANS

- (i) SDNP/16/04679/CM  
Markwell's Wood-I Well Site South Holt Farm Dean Lane End  
Forestside, Rowlands Castle, Hants

Appraisal and production of oil incorporating the drilling of one side track well from the existing well (for appraisal), three new hydrocarbon wells and one water injection well, and to allow the production of hydrocarbons from all four wells for a 20 year period

**Objection on the grounds of the impact on water quality unless the proposals are agreed by both Portsmouth Water and the Environment Agency. Furthermore, no decision should be made until The Environment Agency has submitted its report on the additional information.**

- (ii) CC/16/02949/FUL & CC/16/02950/LBC  
The Corn Exchange, Baffins Lane, Chichester, West Sussex  
Change of use for part of ground floor from office (B1a) to cafe (A3) together with provision of roof and wall vents to east elevation.

The Committee were reminded that this application had previously been considered at their meeting held on 28 September 2016 and noted the report of the Planning Adviser circulated at the meeting.

The Committee RESOLVED to raise an **Objection on the following grounds:**

- 1. The proposed cafe, would by virtue of its scale and associated level of activity, be severely detrimental to the amenities of local residents and the character of the Conservation Area.**
- 2. The proposed opening hours extend beyond those of existing commercial premises in this locality and would introduce a level of noise and general disturbance from the movement of customers, staff, servicing and deliveries. In addition, the operation of extraction and air supply unit at normally quiet times and the resultant kitchen odours would adversely affect nearby residential properties.**

**3. Furthermore, internal works and the external changes to the east elevation of the building, to accommodate the proposed kitchen extraction equipment and air supply grills, are considered to be severely harmful to the character and appearance of this Grade II Listed building**

94 STREET NAMING AND NUMBERING PROPOSALS - FROM HYDE NEWBUILD

The Committee were asked to consider Street Naming Proposals received from Hyde Newbuild as follows:

(i) Garage Site off Tozer Way, Chichester . PO19 7LG

The name “Mayflower Court” had been suggested (named after the Mayflower Ship that carried the Pilgrim Fathers to the New World) and in the same vicinity as Pilgrim Court, so retaining the same naming theme.

It was RESOLVED to raise no objection to the name “Mayflower Court”.

(ii) Parking Area off Barlow Road, Chichester. PO19 3LD

The names: Stigand, Oswald, Godfrey, Kemp, Seffrid, Mawon, Mitford and Harsnett Court had been suggested (after former Bishops of Chichester).

It was RESOLVED to raise no objection to the name “Stigand Court”.

(iii) Land to the rear of 28-30 Exton Road, Chichester.

The names: Smith, Fletcher and Shone Court (all former Mayors of Chichester).

It was RESOLVED to raise no objection to the name: “Shone Court”.

(iv) Garage Site off Cherry Orchard Road, Chichester. PO19 8BX

The names: Smith, Fletcher, Rankin and Shone Court had been suggested (all former Mayors of Chichester).

It was RESOLVED to raise no objection to the name: “Rankin Court”

(v) Garage Site off Sherlock Avenue, Chichester. PO19 3AF

The names: Stigand, Oswald, Godfrey, Kemp, Seffrid, Mawon, Mitford and Harsnett Court had been suggested (after former Bishops of Chichester).

It was RESOLVED to raise no objection to the name: “Oswald Court”.

RESOLVED that the Property Manager be advised accordingly.

95 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 9 February and 22 February 2017 having been previously circulated were approved and adopted.

96 DATE OF NEXT MEETING

Wednesday 19 April 2017 at 5.30pm.

The meeting closed at 6.25pm.