

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 26 OCTOBER 2016 AT 5.30PM

- PRESENT : Councillors M Evans Keyworth (Chairman), Kilby and Plowman
- EX OFFICIO : The Deputy Mayor (Councillor P Evans)
Councillors Dignum and Galloway
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
Mrs Kerry Simmons, Genesis Town Planning, (Agents for the applicants
Application No's CC/16/03077/FUL & CC/16/03264/FUL)
- ALSO PRESENT : Councillors Apel, French, Macey and Sharp
- APOLOGIES : The Mayor (Councillor Budge)
Councillor Joy
- ABSENT : Councillor Dempster

43 MINUTES

RESOLVED that the Minutes of the meeting held on 28 September 2016 having been printed and circulated were signed by the Chairman as a correct record.

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

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

45 PLANNING CONTRAVENTIONS

(i) Wildwood Restaurant, No. 30 Southgate

The Planning Adviser said that an Enforcement Notice had been issued by Chichester District Council relating to Wildwood, 30 Southgate, for the unauthorised use of a kitchen at the rear of the premises.

46 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/16/02541/FUL
4 Bognor Road, Chichester

Councillor French declared a Personal Interest in this application and took no part in the discussion thereof.

No objection subject to conditions addressing opening hours, numbers of children and access and parking arrangements.

- (ii) CC/16/02966/ADV
Pizza Hut (UK) Ltd
Pizza Hut Portfield Way, Chichester

No objection

- (iii) CC/16/03077/FUL
146 Whyke Road Chichester

The Planning Adviser introduced this item and explained the background of the application. He introduced Mrs Simmons (Agent for the applicants) to the Committee and she then invited questions from members.

The Committee **RESOLVED** to raise an **Objection on the grounds of the increase in scale and usage and the reduction in the quality of design (compared to previous schemes) and will have a significant adverse impact upon the setting of the Grade II Listed building.**

- (iv) CC/16/03151/FUL
16 The Hornet, Chichester

No objection. Members wished to record that they welcome this development.

- (v) CC/16/03149/FUL
39-45 Cleveland Road, Chichester

The Committee RESOLVED that whilst the provision of smaller residential units is supported in principle; an objection is raised on the grounds of inappropriate design, overdevelopment, insufficient amenity space for the future occupiers of the units and general concern about the inadequacy of the access for service and emergency vehicles.

This was contrary to the Planning Adviser's Recommendation.

- (vi) CC/16/03264/FUL
"Comme Ca"
67 Broyle Road, Chichester

Mrs Simmons was in attendance to answer questions on this application.

The Committee discussed the possibility of commemorating this former "Wellington" Public House by way of a blue plaque, or similar.

No objection subject to conditions on hours of construction working, withdrawing permitted development for extensions and garden outbuildings.

- 47 CC/14/04301/OUT (WHITE HOUSE FARM)
LAND WEST OF CENTURION WAY AND WEST OF OLD BROYLE ROAD, CHICHESTER
WEST SUSSEX

The Planning Adviser had attended the District Council's Planning Committee held on 20 October 2016. He explained their decision to defer the application for one month to enable the developers to progress plans for a southern access route. The application will be discussed further at a meeting to be held on 11 November 2016.

Members expressed their concern about the lack of surety from the developers that the Southern Access Route could be achieved, particularly in time to relieve the issue of construction traffic.

- 48 APPLICATION NO: SDNP/16/04679/CM
LOCATION: MARKWELLS WOOD-1 WELL SITE, SOUTH HOLT FARM, DEAN LANE END, FORESTSIDE, ROWLANDS CASTLE, WEST SUSSEX.
PROPOSAL: 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

Councillor Sharp spoke at length expressing concerns about this application and advised members that she had visited the site. She said that further details of the proposal could be obtained via the website where a number of objections had been raised. Councillor Sharp also explained the concerns of Portsmouth Water about the impact of this proposal upon the water supply particularly in terms of transport, extraction, pollution and potential leakage from the site.

The Planning Adviser was requested to contact the Environment Agency in this regard and report back to the next meeting of Committee on 23 November 2016.

Members RESOLVED to raise an objection to the application on the grounds of the impact on water quality.

Further RESOLVED that the Planning Adviser contact the Environment Agency and report back to the next meeting of the Committee.

- 49 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 28 September and 19 October 2016 having been previously circulated were approved and adopted.

- 50 DATE OF NEXT MEETING

Wednesday 23 November 2016 at 5.30pm.

The meeting closed at 7.10pm.