

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 3 AUGUST 2016 AT 5.30PM

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

18 MINUTES

RESOLVED that the Minutes of the meeting held on 6 July 2016 having been printed and circulated were signed by the Chairman as a correct record.

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

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

20 PLANNING CONTRAVENTIONS

(i) Pizza Hut, Portfield

The Chairman informed the Committee that the pole signage at the entrance to Pizza Hut had been removed.

(ii) Land at 3 Pound Farm Road

The Planning Adviser said that an Enforcement Notice had been issued for the change of use of the building from a garden room to a single dwellinghouse without the prior planning consent.

(iii) Unit 8, Chichester Trade Centre, Quarry Lane

The Planning Adviser informed the Committee that a Breach of Condition Notice had been served on the grounds of "Not more than 40% of the new floor area of the B8 units hereby permitted shall be used for ancillary retail (trade counter) use".

21 APPLICATIONS FOR PLANNING PERMISSION

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

- (i) CC/16/02070/COU
57-58 South Street Chichester PO19 1DS
Change of use of the ground floor to a mixed A1/A3 use.

Objection unless Chichester District Council can confirm that the percentage of non-retail units in the Primary Shopping Frontage (including the new Mexican Restaurant in South Street) does not exceed 25%; in accordance with Local Plan Policy 27 and there is no adverse impact upon the viability and vitality of the City Centre.

- (ii) CC/16/02119/FUL
57-58 South Street Chichester PO19 1DS
Decorate existing shop front. Remove existing shop fittings and re shop fit for use by Cafe Nero. Re paint existing fascia panel and fix new pegged off letters. Replace awning. Fix new AC units to exterior of building.

No objection subject to a condition limiting the hours of operation of the air conditioning system to normal business hours and the display of the street number, either on the shop fascia, or other appropriate part of the shop front

- (iii) CC/16/02120/LBC
57-58 South Street Chichester PO19 1DS
Decorate existing shop front. Remove existing shop fittings and re shop fit for use by Cafe Nero. Re paint existing fascia panel and fix new pegged off letters. Replace awning. Fix new AC units to exterior of building.

No objection subject to a condition limiting the hours of operation of the air conditioning system to normal business hours and the display of the street number, either on the shop fascia, or other appropriate part of the shop front

- (iv) CC/16/02248/FUL
Graylingwell Hospital College Lane
Erection of 10 no. dwellings, parking, ancillary development requirements, an estate road extension and landscaping.

No objection

22 A27 CHICHESTER BY-PASS IMPROVEMENT SCHEME CONSULTATION - OVERVIEW

The Planning Adviser illustrated the various options of the scheme with the aid of a video and associated maps supplied by Highways England. A discussion took place and it was agreed that the matter be discussed further for resolution at the next meeting of the Committee on 31 August 2016.

MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 6 July 2016 having been previously circulated were approved and adopted.

23 ITEMS TO BE INCLUDED ON AGENDA FOR THE NEXT MEETING

- A27 Chichester By-Pass Improvement Scheme Consultation
- Bishop Otter Campus - Student Accommodation

24 DATE OF NEXT MEETING

Wednesday 31 August 2016 at 5.30pm.

The meeting closed at 6.15pm.