

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 15 FEBRUARY 2017 AT 5.30PM

- PRESENT** : Councillors Dignum, Keyworth (Chairman), Kilby, M Evans and Plowman
- EX OFFICIO** : The Mayor (Councillor Budge)
Deputy Mayor (Councillor P Evans)
Councillor Galloway
- IN ATTENDANCE** : Planning Adviser and Mayoral/Administrative Assistant
Mrs Kerry Simmons, Genesis Town Planning, (Agents for the applicants
Application No CC/16/00154/FUL)
Mrs Vicki Brown (local resident) for CC/17/000219/FUL
- ALSO PRESENT** : Councillors Tupper and Sharp
- APOLOGIES** : Councillor Joy
- ABSENT** : Councillor Dempster

79 MINUTES

RESOLVED that the Minutes of the meeting held on 18 January 2017 having been printed and circulated were signed by the Chairman as a correct record.

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

The Mayor, and Councillors Dignum, Galloway, Kilby 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.

81 PLANNING CONTRAVENTIONS

Councillor Galloway enquired of the outcome of Enforcement action taken on Wildwoods, South Street, for unauthorised kitchen works. The Planning Adviser was requested to investigate this with Chichester District Council and report back to the next meeting of the Committee.

RESOLVED that the Planning Adviser take the necessary action.

82 CHICHESTER DISTRICT COUNCIL PLANNING COMMITTEE 1 FEBRUARY 2017 SCHEDULE OF OUTSTANDING CONTRAVENTIONS IN CHICHESTER CITY

The Committee noted the CDC Schedule of Outstanding Contraventions appended to the Agenda. In addition, the Planning Adviser reported that planning permission had now been granted for a new shop front for CEX at 46 South Street.

83 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/17/00002/FUL
46 South Street Chichester PO19 1DS
Attic storey extension to create an additional apartment

After some debate the Committee RESOLVED to raise a strong objection to the second and third floor rear extension as this would produce a bulky, unsightly building which would be harmful to the appearance of the Conservation Area and overbearing on the Listed building to the north.

- (ii) CC/16/00154/FUL
Replacement dwelling and detached garage with associated works
Northwood, Chestnut Ave

Mrs Kerry Simmons, Genesis Town Planning, Agents for the applicants, was present for this item to answer any questions.

No objection.

- (iii) CC/17/00219/FUL
34 Ormonde Avenue
Chichester

The proposed demolition of 34 Ormonde Avenue is to create a vehicular access to the land to the rear and facilitate the construction of 3 no. 3 bedroom terraced dwellings with associated parking.

Mrs Vicki Brown, a local resident, addressed the Committee, raising a number of concerns and strong objections to the application, including:

- (i) Heavily congested area with no capacity for further parking
- (ii) Impact on wildlife, trees and hedges
- (iii) Outlook from properties in Velyn Avenue would be impaired with loss of light
- (iv) Safety concerns about the construction of a road between two houses - poor visibility for pedestrians and drivers

The Planning Adviser confirmed that the site did not constitute "brownfield" land as it was a residential garden area and the District Local Plan residential development Policy 33 applied.

Following some debate, the Committee RESOLVED to raise an objection on the grounds of overdevelopment as the current proposal is cramped with insufficient room for the parking and turning of vehicles and it would be likely to be harmful to the amenity of nearby residents as a result of additional disturbance and traffic generation. Concern was also expressed about vehicular access and the safety of pedestrians and drivers, the loss of green space and habitat, flooding and the adverse impact on the streetscape.

84 STREET NAMING AND NUMBERING PROPOSALS - FROM ELBERRY PROPERTIES AND 77 PROPERTIES

The Committee were asked to consider a Street a Naming Proposal received from Elberry Properties for:

(i) 1A East Row

The Planning Adviser outlined the plots involved and said that the name: “Apartments 1 to 6, The Forge”, had been suggested.

It was RESOLVED to raise no objection to the proposal and that the Property Manager be advised accordingly.

The Committee were then asked to consider a Street a Naming Proposal received from 77 Properties for:

(ii) Boardwalk, Northgate

The Planning Adviser outlined the plots involved and said that the name: 1-8 Priory Row, Priory Lane had been suggested. He also explained that on receipt of a further email about this development, that numbers 2a and 2b Northgate had been suggested for other plots.

The Committee RESOLVED to raise no objection to either proposal and the Property Manager would be advised accordingly.

85 PUBLICATION OF THE PROPOSED SUBMISSION DRAFT OF THE WEST SUSSEX JOINT MINERALS LOCAL PLAN (REGULATION 19)

The Deputy Mayor and Councillor M Evans declared a Personal Interest in this item.

The Committee noted, for information, the paper appended to the Agenda.

Councillor Sharp addressed the Committee and raised a number of concerns about the soundness of the proposed Local Minerals Plan. She had previously emailed members and also circulated a paper in support of her concerns. The Committee expressed their appreciation to Councillor Sharp for all her hard work in researching the background information for the proposal. Members advised Councillor Sharp to address her concerns directly with West Sussex County Council at the appropriate meeting.

RESOLVED to note the current situation.

86 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 18 January 2017 having been previously circulated were approved and adopted.

87 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Whyke Lodge, development of 6 dwellings.

88 DATE OF NEXT MEETING

Wednesday 15 March 2017 at 5.30pm.

The meeting closed at 6.55pm.