

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 13 DECEMBER 2017 AT 5.30PM

- PRESENT : Councillors M Evans, Keyworth, Kilby (Chairman) and Plowman
- EX OFFICIO : The Mayor (Councillor P Evans)
Deputy Mayor (Councillor Bell)
Councillor Galloway
- ALSO PRESENT : Councillor French
- APOLOGIES : Councillors Dignum and Joy
- IN ATTENDANCE : Mrs Anna Whitty and Mayoral/Administrative Assistant
Mrs A Beaumont and Mr D Walsh (local Residents) for CC/17/02571/REM
- ABSENT : Councillor Dempster

81 APOLOGIES FOR ABSENCE

As recorded above.

82 MINUTES

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

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

Councillors Kilby, Galloway and Plowman, as members of Chichester District Council, declared a Personal Interest. Councillor Plowman as a member of the Chichester Conservation Area Advisory Committee declared a Personal Interest. Councillor French, as a local resident, declared a Personal Interest in CC/17/02571/REM.

84 PLANNING CONTRAVENTIONS

There were no items to report.

85 APPLICATIONS FOR PLANNING PERMISSION

The Committee noted the reports of Mrs Whitty appended to the agenda. Mrs Whitty then gave a visual presentation on each application:

- (i) CC/17/03117/FUL
Land West Of Frederick Road Chichester West Sussex
Erection of 25 no. dwellings with the associated vehicular and pedestrian access, parking and secure cycle storage, landscaping and open space.

Objection on the grounds that the development would be contrary to the principle of sustainable development and to policies 2 and 33 of the Local Plan. The amenity of the residents of the proposed blocks of flats would be unacceptably affected by noise and

pollution. The design and appearance of the buildings would be harmful to the rural character of the area.

- (ii) CC/17/03060/OUT
Land North Of Barnfield Drive East Of Graylingwell Hospital Barnfield Drive Chichester West Sussex
A minor road to provide access between Phase 2 of the Westhampnett / North East Chichester Strategic Development Location (application ref: 16/03791/OUT) and the approved layout for Phase 4 of the Graylingwell Park Development.

No objection

- (iii) CC/17/03136/FUL
19 Southgate Chichester PO19 1ES
Formation of 9 no. dwellings through creation of 2nd floor and change of use of part of ground floor and 1st floor. Various external alterations including location increases in height of roof and changes to its form, 1st floor infill extension and the introduction of new and changes to existing door and window openings.

Objection due to the reduction in size of the large A1 unit, loss of functionality of the unit, incompatibility of residential use with existing and proposed surrounding uses, and impact on amenity of existing residents.

- (iv) CC/17/02571/REM
Proposal: Application for the approval of reserved matters pursuant to outline planning permission CC/15/00743/OUT for the development of 160 new homes and associated works at the Lower Graylingwell site.
Land South of Graylingwell Drive Chichester West Sussex
(amended plans)

Mrs Whitty, with the aid of a visual presentation, updated members on the amended proposals for the Lower Graylingwell site. A discussion took place at which members expressed their concerns on a number of points.

The Chairman introduced Mr Walsh and Mrs Beaumont to the meeting.

Mr David Walsh, a local resident, addressed the Committee and expressed his concerns about the development namely the location, density, type and scale. He had lodged his objections in writing with Chichester District Council. Mr Walsh then thanked the Committee for being given the opportunity to make his comments.

A debate took place and it was agreed to seek changes to the proposed scheme. In the meantime, the Committee RESOLVED to raise a **Strong objection on the following grounds:**

The layout of the proposal and the design and appearance of the buildings do not meet the standards required by policy 33 of the Local Plan.

Layout

- **Social cohesion: 3 storey blocks of flats and social housing concentrated on northern boundary**
- **Lack of natural surveillance over park & parking area**
- **Location of park**
- **Mix of house types – 4-bed only in SE corner**

Building design

- **mismatched roof pitches**
- **scale, bulk & mass of blocks of flats**

86 WHITEHOUSE FARM RESERVED MATTERS COMMUNITY LIAISON GROUP FEEDBACK FROM THE 2ND MEETING HELD ON WEDNESDAY 22 NOVEMBER 2017

Councillor Plowman, as the City Council's representative, had attended the meeting held on 22 November 2017.

The second meeting had been held to respond to the feedback and questions arising from the first meeting and, in addition, to provide an update on the status of the first reserved matters application. Since the last meeting a pre-application regarding the Primary Infrastructure had been submitted to Chichester District Council, including suitable alternative natural green spaces (SANGS), primary highway network, utilities strategy and sustainable drainage systems (SuDS).

Councillor Plowman would update the Committee as necessary.

87 BUILD A BETTER A27 - UPDATE FROM WEST SUSSEX COUNTY COUNCIL MEETING ON 1 DECEMBER 2017 FROM 5.30PM TO 8.30PM

There were no significant changes in the situation at this stage. The Committee will be advised of any updates as they occur.

RESOLVED to note the current situation.

88 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 29 November 2017 having been previously circulated were approved and adopted.

89 DATE OF NEXT MEETING

Wednesday 10 January 2018 at 5.30pm.

The meeting closed at 6.50pm