

## CHICHESTER CITY COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 18 OCTOBER 2017 AT 5.30PM

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

#### 59 APOLOGIES FOR ABSENCE

As recorded above.

#### 60 MINUTES

RESOLVED that the Minutes of the meeting held on 20 September 2017 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Dignum, Galloway, Kilby and Plowman, as members of Chichester District Council, declared a Personal Interest.

#### 62 PLANNING CONTRAVENTIONS

Mrs Whitty updated members on the following:

- (i) Flames, 10-11 St Pancras, Chichester  
A Listed Building Enforcement Notice has been served by Chichester District Council for unauthorised alterations and illuminated signage to the front/southern elevation of the building and the date for compliance was 7 February 2018.
- (ii) Wagamama, 26 South Street, Chichester  
Unauthorised sign now removed.
- (iii) 46 South Street, Chichester  
Notice now complied with. Shop front reinstated.
- (iv) 13 Parchment Street, Chichester  
Listed Building Enforcement Notice to be issued for the unauthorised installation of 3 UPVC windows.

- (i) CC/17/02571/REM - Case Officer: - Jeremy Bushell - **Lge Scale Maj Dev - Dwellings**  
 Mr Nicholas Parkinson  
 Land South of Graylingwell Drive Chichester West Sussex  
 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.

The Committee noted a copy of Mrs Whitty's report appended to the Agenda. Mrs Whitty then gave a visual presentation of the proposal.

**After some debate it was RESOLVED to raise an Objection on the following grounds:**

#### **Layout**

- (i) **There is a concern regarding the placement of the house types throughout the site. Three of the four very large blocks of flats and a large proportion of the social housing are concentrated along northern boundary, potentially impacting social cohesion; a number of residents of Penny Acre have objected. The mix of dwellings here should better reflect those of the adjacent development, and the mix of housing types should be more evenly distributed across the rest of the site.**
- (ii) **To the South Eastern corner of the site is a group of houses comprised of 4 bedroomed dwellings only. A better mix of dwellings should be sited here, as well as across the site.**
- (iii) **There is a lack of natural surveillance around the play area, cricket pitch and a small parking area central within the site located to the rear of some dwellings. The layout should be slightly reconfigured to improve this.**
- (iv) **The play area is not centrally sited within the main housing area, and lacks natural surveillance. To maximise appropriate use, the play area should be sited more centrally where it is overlooked by dwellings. There is also a serious concern for the safety of the children playing in the park when cricket is being played; this would be overcome by re-siting the children's play park.**

#### **Building design**

- (i) **The design of the buildings is poor quality and does not reflect local character (which features, for example, strong rhythm, Georgian proportions, red or brown brick, more steeply pitched roofs). Of particular concern are:**
- **The fenestration lacks rhythm and is not reflective of traditional, local style.**
  - **Roof forms. Some dwellings feature two different pitches on the same dwelling; the main part of the roof and a lower section being mismatched in terms of pitch. Some semi-detached pairs feature one dwelling with a hipped roof and one with a gable, each with a lower section of gabled roof to the side. Terraced properties similarly appear unbalanced with only one of the two end terrace dwellings featuring a hipped roof and the other a gable.**
  - **Materials: Various colours of brick are proposed which do not well reflect local character in terms of appearance and in terms of their use on the buildings - forming a "feature" section between the front door and front window. This emphasises the fact that the proportions of the ground floor window and the slightly recessed door mean that the windows and doors compete for dominance on the buildings' frontages and reduce legibility of the buildings. Locally, where two types of brick are used**

**building, this is in the form of headers over windows (and doors), quoin detail, occasionally soldier courses.**

- **The scale and design of the blocks of flats. These feature various types of tile, brick and weatherboarding, as well as the metal balustrading for the balconies, all on one building. So many different materials appear to be an attempt to break up the mass and bulk of the buildings. The scale of these buildings is added to by the balconies featured on every elevation. This is likely to result in the blocks of flats dominating the street scene and having an overbearing impact on the dwellings nearby. Smaller blocks, more evenly sited across the site, would be more appropriate.**

- 64 PLANNING APPLICATION 17/01956/FUL - 146 Whyke Road  
Removal of condition 3 of permission CC/15/01300/FUL (APP/L3815/W/16/3144708).

This application had previously been discussed by members at the Planning Delegation Sub-Committee at their meeting on 18 August 2017 at which it was RESOLVED to raise an Objection. Mrs Whitty updated members as the developer had approached the Town Clerk with a view to having the objection withdrawn. The details of the reasoning behind the objection were explained to the developer, and the planning officer from Chichester District Council confirmed that the matter could be resolved by complying with the condition, as suggested by the City Council, rather than by removing it. The developer advised they would continue with their application.

The Committee RESOLVED to note the current situation.

- 65 PRE-APPLICATION CONSULTATION: PART CONVERSION OF EXISTING BUILDING TO FORM 9 RESIDENTIAL UNITS, INCLUDING ALTERATIONS AND EXTENSIONS TO EXISTING BUILDING - 19 SOUTHGATE, CHICHESTER, PO19 1ES

RESOLVED to note that Correspondence and Consultation Flyer illustrating details of the proposed development has been circulated to all members.

- 66 SOUTHERN WATER'S PROPOSAL TO BUILD A 10KM SEWER PIPELINE FROM THE WEST OF CHICHESTER TO THE TANGMERE WASTEWATER TREATMENT WORKS  
UPDATE FROM THE PRESENTATION GIVEN BY SOUTHERN WATER ON 13 SEPTEMBER 2017

The Committee noted that Southern Water would be submitting a planning application to West Sussex County Council in November 2017 for the installation of a new 10km sewer pipeline from the West of Chichester across the North of the City and through to the West of Tangmere connecting to the Tangmere Wastewater Treatment Works; the plans would also include three pumping stations along the route. Public Exhibitions had been held on Friday 15 and Saturday 16 September 2017.

Councillor Keyworth advised members that he had written to Southern Water regarding the width of the proposed pipeline. Councillor Dignum noted that Southern Water's response to similar concerns had been that their calculations regarding the necessary width of the pipelines take account of the fact that surface water must be dealt with on site by the new large scale developments and therefore smaller pipelines than may have been used in the past would be sufficient. Members expressed concern that the width be sufficient for the long term.

It was RESOLVED to note that a planning application would be forthcoming in November 2017.

67 STREET NAMING AND NUMBERING PROPOSALS - TO CONSIDER AN APPLICATION RECEIVED FROM CHURCHILL RETIREMENT LIVING

The Committee were asked to consider a street naming proposal received from Churchill Retirement Living. The application related to the re-development of the Old Toyota Garage site, The Hornet, Chichester into a three-storey retirement sheltered housing block comprising 35 apartments. The proposed name was "Harrington Lodge". After consideration, the Committee were unaware of any historical connection of this name and proposed the name "Chesnut Lodge" instead because of the development's close proximity to the Four Chesnuts Public House.

RESOLVED that "Chesnut Lodge" be the proposed name and that the Property Manager be advised accordingly.

68 APPEAL DECISIONS

Mrs Whitty reminded members of the background to these Appeals

- (i) CC/17/00416/DOM  
44a Caledonian Road  
Rear First floor extension with a roof garden

RESOLVED to note that the Appeal had been dismissed

- (ii) CC/16/03895/LBC  
Crew Clothing Company 57 - 58 South Street Chichester West Sussex  
Repair timbers on shopfront, decoration of shopfront in Crew Clothing Company brand colours and installation of advertisement signs, internal new flooring, electrics,

CC/16/03892/ADV  
Crew Clothing Company 57 - 58 South Street Chichester West Sussex  
Non-illuminated 2 no. Fascia signs and 1 no. Hanging sign.

RESOLVED to note that the Appeals have been Part Allowed and Part Dismissed. The part of the appeal relating to the hanging sign and painted stripes was dismissed. The part of the appeal in respect of the fascia signs and repairs was allowed.

Therefore the Committee RESOLVED to note that the Appeal had been partially allowed

69 CHICHESTER ROAD SPACE AUDIT  
PUBLIC CONSULTATION - 15 AUGUST TO 31 OCTOBER 2017

The Committee noted that West Sussex County Council would be holding a public consultation on the Chichester Road Space Audit. Members expressed their concerns about the impact of any proposed changes to the current parking provision upon road users generally. Responses could be made via the West Sussex County Council questionnaire on their website

RESOLVED to respond to the audit outlining members' concerns relating to the consultation

70 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 28 September 2017 having been previously circulated were approved and adopted.

71 DATE OF NEXT MEETING

Wednesday 15 November 2017 at 5.30pm.

The meeting closed at 6.25pm