

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 23 AUGUST 2017 AT 5.30PM

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

37 APOLOGIES FOR ABSENCE

As recorded above.

38 MINUTES

RESOLVED that the Minutes of the meeting held on 26 July 2017 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Dignum, Kilby 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.

40 PLANNING CONTRAVENTIONS

Mrs Whitty updated members on the following:

(i) Heamoor Pizza, 9 St Pancras

Unauthorised attachment of fascia sign to front façade

Chichester District Council has taken direct action to remove the unauthorised Heamoor Pizza sign, therefore the breach of planning control is now resolved.

(ii) 46 South Street

Unauthorised replacement of shop front doors, windows and fascia panels, unauthorised installation of extractor and grill to north elevation

The District Council's Enforcement Notice new compliance date in July 2017 has now expired and Mrs Whitty would update the Committee at its next meeting on 20 September 2017.

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

Breach of Condition: More than 40% of net floor area being used for ancillary retail. Chichester District Council has determined that this matter is not expedient to pursue and the case is now closed.

(iv) An email had been sent to Parish Councils ahead of the next meeting (on 7 December) of the SDNP parishes and CDC northern parishes, regarding communication on enforcement matters. Members confirmed that they were satisfied with the existing enforcement communication procedures and that they appeared to be working well in practice.

(v) Prebendal School, parking in the field

Councillor Plowman mentioned that there was an on-going problem with unauthorised use of the field for parking at Prebendal School. It had been previously agreed that the field could be used as pick-up and drop-off by cars for pupils attending the school but that this arrangement appeared to be being misused, with vehicles parking for long periods. To be reported to CDC enforcement team.

41 REVIEW OF CHICHESTER'S LOCAL PLAN
CHICHESTER DISTRICT COUNCIL SIX WEEK CONSULTATION
FROM 22 JUNE 2017 - CONSULTATION ENDED 3 AUGUST 2017

Mrs Whitty had forwarded the City Council's comments to Chichester District Council.

The Committee mentioned the provision of care homes within Chichester which had been raised by members of the public. Members discussed the potential for a policy to be included within the Local Plan Review to safeguard care homes, in a similar manner to employment sites; this would only be possible if evidence showed that such a policy would be justified by a need for additional care home places. Councillor Dignum noted that the main problem with care home provision is that there is insufficient funding for WSCC places and this reduces their viability and encourages changes of use. Mrs Whitty and Councillor Plowman would take this matter forward. A late comment would be submitted to Chichester District Council's Planning Policy Team requesting that they look into the current provision and requirement for care home places in Chichester.

RESOLVED that a late comment will be submitted to CDC's planning policy team requesting that they look into the current provision and requirement for care home places in Chichester with a view to including a policy for the retention of residential care homes if evidence shows that this is necessary.

42 DRAFT SOUTHERN GATEWAY MASTERPLAN
CHICHESTER DISTRICT COUNCIL SIX WEEK CONSULTATION
FROM 29 JUNE 2017 - CONSULTATION ENDED 10 AUGUST 2017
UPDATE FROM PUBLIC MEETING HELD ON 3 AUGUST 2017
(Minute 28 refers)

Councillor Plowman updated members and said that the Public meeting, Chaired by the Mayor, held on 3 August 2017 to discuss an alternative vision for the Southern Gateway Masterplan had been well attended with in excess of 100 residents attending.

However, no decision resulted from this meeting as to the advantages or disadvantages of a bridge/underpass being included in the Southern Gateway Consultation. Those attending were encouraged to make their comments known via the Chichester District Council website for the inclusion of a bridge/underpass.

RESOLVED to note the current situation.

43 BUILD A BETTER A27 - UPDATE FROM WEST SUSSEX COUNTY COUNCIL MEETING HELD ON 21 AUGUST 2017
(Minute 32 refers)

Councillor Dignum, who had attending the meeting, spoke about this item and made reference to the Chichester Observer's report.

Councillor Hixson, as the City Council's representative, had attended the meeting held on 21 August 2017 and reported of a good attendance at which Chichester's MP Gillian Keegan had also attended. Although opinion was still divided in some areas, it was generally felt that progress had been made and that a more unified approach could now be made to move forward and agree the finer details. It was also felt that a park and ride facility would be useful because of the increasing number of new housing developments planned for the city. Funding was still available and it was noted that MP Gillian Keegan would request a meeting with Highways England and apply for a six month extension to enable a community agreement to be reached.

RESOLVED to note the current situation.

44 COMMUNITY UPDATE - MILLER HOMES AND LINDEN HOMES PROPOSALS FOR WHITE HOUSE FARM. PROPOSAL TO SET UP A COMMUNITY LIAISON GROUP

Mrs Whitty referred to a letter received from James Wood, Community Engagement Consultant of Remarkable Engagement, of which members had received a copy. The purpose of the letter was to form a Community Liaison Group to discuss the Miller Homes' and Linden Homes' proposals for the White House Farm development. An initial meeting was planned for September and Mrs Whitty sought nominations for a City Council representative. Councillor Plowman indicated his wish to attend as the representative and it was noted the Councillor Dignum would attend in his capacity as a District Councillor.

RESOLVED to note that Councillor Plowman be the City Council's representative on the Community Liaison Group arranged by Remarkable Engagement to discuss the future re-development of White House Farm.

45 NOTIFICATION OF PLANNING APPEALS

The Committee noted the following Planning Appeals:

- (i) CC/16/03895/LBC and CC/16/03892/ADV
Crew Clothing, 57-58 South Street,
Chichester. PO19 1DS.
Repair and re-decorate shopfront, proposed signage and internal refit.
Non-illuminated 2 no. fascia signs and 1 no. hanging sign.
Refusal of Listed Building Consent and Refusal of Advertisement Consent

The Committee RESOLVED to note that comments were required to be with the Planning Inspectorate by 4 September 2017

46 APPEAL DECISIONS

- (i) Woodpeckers
18 Lavant Road
Chichester PO19 5RG

Mrs Whitty reminded members of the background to this Appeal.

The Committee RESOLVED to note that the Appeal had been allowed.

47 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held 28 June, 24 July and 18 August 2017 having been previously circulated were approved and adopted.

48 DATE OF NEXT MEETING

Wednesday 20 September 2017 at 5.30pm.

The meeting closed at 6.10pm