

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 11 MARCH 2015 AT 5.30PM

- PRESENT** : Councillors P Dignum, Garrett and Woolley (Chairman)
- EX OFFICIO** : The Mayor (Councillor Hughes)
Deputy Mayor (Councillor Siggs)
Councillor Plowman
- IN ATTENDANCE** : Town Clerk and Planning Adviser
Mr Mike Allgrove (Chichester District Council, for Item 5 only)
Mr Paul Fong, Hunter Page Planning)
Mr Mike Davies, Davies Landscape Architect) for Item 7 only
Mr Alan Lewis, WSP)
Mr Joe Godfrey, Hanbury Properties)
- APOLOGIES** : Councillors Budge, Chaplin and Shone
- ABSENT** : Councillor Apel

97 **MINUTES**

RESOLVED that the Minutes of the meeting held on 11 February 2015 having been printed and circulated were signed by the Chairman as a correct record.

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

The Chairman and Councillor P Dignum as members of Chichester District Council declared a Personal Interest. Councillor Siggs declared a Personal Interest in planning applications CC/15/00359/FUL and CC/15/00358/LBC - The Old Priest's House.

99 **PLANNING CONTRAVENTIONS**

The Planning Adviser had no items to report but the Chairman referred to a hanging sign at "East" South Street and asked that this matter be investigated further.

100 **SCHEDULE OF OUTSTANDING CONTRAVENTIONS IN CHICHESTER DISTRICT - PREPARED FOR CHICHESTER DISTRICT COUNCIL'S PLANNING COMMITTEE OF 4 FEBRUARY 2015 (SCHEDULE RELATING TO CHICHESTER CITY CASES ONLY)**

The Committee noted the schedule of outstanding contraventions in Chichester District a copy of which was appended to the agenda. It was noted that in respect of application CC/13/00278/COMLB Carphone Warehouse, 1 North Street, that Listed Building Consent had now been refused. In respect of application CC/13/00291/COMLB that the Listed Building Consent had now been permitted.

101 NEIGHBOURHOOD PLANS - MR MIKE ALLGROVE, PLANNING POLICY, CONSERVATION AND DESIGN SERVICE MANAGER AT CHICHESTER DISTRICT COUNCIL TO ATTEND THE MEETING TO DISCUSS NEIGHBOURHOOD PLANS

Mr Mike Allgrove, Planning Policy and Conservation and Design Service Manager of Chichester District Council attended the meeting and firstly gave an update on the Local Plan where a decision of the Inspector was awaited.

He then gave a brief overview of the Neighbourhood Planning process and said that within Chichester District many Parishes were moving forward with Neighbourhood Plans. There was a broad discussion about many aspects of Neighbourhood Planning and the processes involved and the view was re-iterated that if the City Council were to move ahead with a Neighbourhood Plan that the outcome of the Local Plan should first be known.

The Committee RESOLVED to note the current situation.

102 APPLICATIONS FOR PLANNING PERMISSION

List 7 (extracts) - 18 February 2015

- (i) CC/15/00301/FUL - Case Officer: - Jeremy Bushell - **Lge Scale Maj Dev - Dwellings**
Mr Matthew Hodgson
Bishop Otter Campus College Lane Chichester West Sussex
Extension of the existing Music Building to provide additional teaching and music practice facilities.

No objection

- (ii) CC/15/00302/FUL - Case Officer: - Jeremy Bushell - **Lge Scale Maj Dev - Dwellings**
Mr Matthew Hodgson
Bishop Otter Campus College Lane Chichester West Sussex
Demolition of existing The Cottage - currently accommodating University Staff Offices - and a Garage Block. The erection of a new general teaching building and Student Union Shop. Extensive landscaping works to create an enhanced Arrival Space for the Bishop Otter Campus and up-grade of landscaping to Bazeley Court. Relocation of existing bike shelter.

The Planning Adviser said that two objections had been received from Richmond Park and Graylingwell Park residents respectively about links to and from the University grounds and appearance of the buildings.

No objection

- (iii) CC/15/00359/FUL - Case Officer: - Caitlin Boddy - **Minor Dev - Dwellings**
Mr Thomas Hayes
The Old Priests House Whyke Road Chichester West Sussex
Restoration, repair works and alterations to create a new dwelling.

The Planning Adviser advised the Committee of two letters of support for this application.

No objection. The City Council welcome and commend this scheme to restore and re-use the building.

- (iv) CC/15/00358/LBC - Case Officer: - Caitlin Boddy - **Other Dev - LBC's Alter/Extend**
Mr Thomas Hayes
The Old Priests House Whyke Road Chichester West Sussex
Restoration, repair works and alterations to create a new dwelling.

The Planning Adviser advised the Committee of two letters of support for this application.

No objection. The City Council welcome and commend this scheme to restore and re-use the building.

List 8 (extracts) - 25 February 2015

- (i) CC/15/00424/FUL
Officer: - Sophie Locke - **Minor Dev - All Others**
Chichester City Centre Partnership
North Street Chichester West Sussex PO19 1LQ
New notice boards at key locations around Chichester City Centre.

No objection

- (ii) CC/15/00496/FUL - Case Officer: - Peter Kneen - **Minor Dev - Dwellings**
Lockhart Holdings Ltd
1A East Row Chichester West Sussex PO19 1PD
Demolition of the existing office building and erection of 4 town houses with integral garages.

The Planning Adviser said that two letters had been received supporting the demolition and had indicated that the new building must be in character with the area and added that three houses would be more appropriate.

RESOLVED that the City Council object to the bulkiness of the proposed building, the poor design, overlooking of the property to the north and on the grounds of highway safety because of the lack of adequate pedestrian and vehicular visibility from the garage accesses. It is suggested that the older building on the east side should be retained.

103 HYBRID OUTLINE PLANNING APPLICATION NO: O/14/04284/OUT
FOR RE-DEVELOPMENT OF THE FUEL AND DISTRIBUTION DEPOT SITE, BOGNOR ROAD

Representatives of Hunter Page Planning (agents for the developer) attended the meeting and gave a detailed presentation to the Committee on this application. Before doing so they asked the Committee to note the value of Neighbourhood Plans and that such a way ahead should be seriously considered by the City Council.

The Planning Adviser said that in their capacity as the waste disposal authority, the County Council had objected to the application, the Highway Agency had issued a holding direction and a similar action had been taken by the County Council in their capacity as highway authority. The Environment Agency had made no objection. North Mundham Parish Council had raised objection to the application on the grounds of traffic and Oving Parish Council had objected in principle again in respect of traffic issues but supported the employment generating aspect of the proposal.

The applicants then gave their presentation and answered Members questions.

The question of employment generation on this site was not in doubt by the Committee, however, severe concerns were expressed about the highways aspect of the site and in particular the traffic controlled junction which would permit vehicles to turn right out of the site and access the opposite carriageway of the A259.

The Committee RESOLVED to raise no objection in principle to an employment generating development upon this site. However, serious concern was raised about the traffic implications of introducing a controlled junction onto the Bognor Road. Furthermore, the

District Council needs to be satisfied that there will be no competition with the City Centre shopping area from the 3 new “roadside” retail units and a discount store.

104 PROPERTY NAMING PROPSALS

- (i) PLANNING APPLICATION NO: CC/10/03235/FUL
THE SHIP HOTEL, NORTH STREET, CHICHESTER,
A COMBINATION OF HOTEL GARAGING AND PROPERTIES FORMERLY KNOWN
AS NUMBERS 2 AND 3 PRIORY LANE, CHICHESTER.

Upon the casting vote of the Chairman it was RESOLVED that the Committee’s preference for the name was “Priory Mews” and that the Property Manager be advised accordingly.

- (ii) COLTEN CARE HOME - JUNCTION OF WELLINGTON RD AND BROYLE RD -
PROPOSED NAME CHANGE

The Committee noted the exercise carried out by Colten Care Home to seek local opinion on a name for this property and the Town Clerk explained further the rationale behind the proposal to name the property Wellington Grange. The name Wellington Grange was supported by the Committee and it was noted that the Royal Mail had no objection to this name.

RESOLVED that the Colten Care Home be re-named: Wellington Grange and that the Property Manager be advised accordingly.

- 105 NOTIFICATION OF PLANNING APPEAL APPLICATION REF: CC/14/02201/FUL
NAME OF APPELLANT: MR JOHN BLAKE
GARAGE COMPOUND SOUTH OF 39 TO 45 CLEVELAND ROAD, CHICHESTER
APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT TO FORM 3 NO. 3
BEDROOM DETACHED HOUSES WITH ASSOCIATED GARDENS AND GARAGES.
COMMENTS TO BE WITH THE PLANNING INSPECTORATE BY 20 MARCH 2015

The Planning Adviser advised members that written representation was required to be with the Planning Inspectorate by 20 March 2015.

106 CONDITION OF BUILDING FRONTAGES IN THE CITY CENTRE

This item was deferred until the next meeting of the Committee on 8 April 2015.

107 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The minutes of the Planning Delegation Sub-Committee meeting held on the 11 February 2015 and 25 February 2015 having been previously circulated, were approved and adopted.

108 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Condition of Building Frontages in the City Centre.

109 DATE OF NEXT MEETING

The Committee noted that there were two meetings of the Committee in April, ie: Wednesday 8 April and Wednesday 29 April 2015 at 5.30pm.

The meeting closed at 7.50pm.