

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 28 SEPTEMBER 2016 AT 5.30PM

- PRESENT : Councillors Keyworth, Kilby and Plowman
- EX OFFICIO : The Mayor (Councillor Budge)
Councillor Galloway
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
Mr Keith Mitchelson (Chichester New Town Residents Association) (for Item 7(ii))
- ALSO PRESENT : Councillor Macey
- APOLOGIES : The Deputy Mayor (Councillor Evans)
Councillors Dempster, Dignum, M Evans and Joy

35 ELECTION OF CHAIRMAN

Following the decision of the current Chairman of the Planning and Conservation Committee to stand down to take up the position of Vice-Chairman of the Planning Committee at Chichester District Council it was proposed, seconded, put to the vote and RESOLVED that Councillor Keyworth be elected Chairman of the Planning and Conservation Committee for the remainder of the Council year. There were no other nominations.

36 APPOINTMENT OF VICE-CHAIRMAN

It was proposed, seconded, put to the vote and RESOLVED that Councillor Kilby be appointed Vice-Chairman of the Planning and Conservation Committee for the remainder of the Council year. There were no other nominations.

37 CHAIRMAN AND VICE-CHAIRMAN MEMBERSHIP OF SUB-COMMITTEES: NAMELY PLANNING DELEGATION SUB-COMMITTEE

In accordance with Standing Order 45, the Chairman and Vice-Chairman were asked to indicate membership of the Sub-Committee; both the Chairman and Vice-Chairman indicated that they wished to serve on the Planning Delegation Sub-Committee.

38 MINUTES

RESOLVED that the Minutes of the meeting held on 31 August 2016 having been printed and circulated were signed by the Chairman as a correct record, with the following amendments: Councillor Dignum be recorded as "Present" as Ex-Officio. Councillor Apel be recorded as declaring a Personal Interest as a Governor of Parklands Community Primary School in place of Councillor Scicluna (**Minute 26 refers**).

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

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

40 APPLICATIONS FOR PLANNING PERMISSION

The Planning Adviser's reports on the following applications had been circulated to all members with the Agenda.

- (i) CC/16/02746/FUL
Proposed residential development - 33 dwellings
Land south of Clay Lane, Chichester, West Sussex PO19 3JQ

No objection to the principle of a housing development upon this site, however there is insufficient information to satisfy concerns about highway safety, the impact of a cycleway/footpath upon the trees on the Clay Lane frontage and the provision and management of surface and waste water services.

- (ii) CC/16/02949/FUL & CC/16/02950/LBC
The Corn Exchange
Baffins Lane
Chichester West Sussex PO19 1UD

The Planning Adviser introduced this item and explained the proposals with the aid of a visual presentation. After discussion, a number of concerns were expressed by the Committee including: vehicular movement and access, service arrangements and noise impact on a quiet area. The internal and external alterations of this Grade II Listed building were also of concern.

A number of local residents had attended the meeting for this application. Representations objecting to the proposals had been made directly to Chichester District Council and via their website. Mr Mitchelson (New Town Residents Association) had agreed to address the meeting on behalf of the local residents present, and re-iterated the concerns, namely:

- Negative effect on the peaceful locality
- Environmental impact, ie: delivery vehicles, cooking odours, noise from extractor units, music
- Potential damage to property by HGV vehicles
- Excessive opening hours

The Committee were advised that there had been insufficient communication of this application in that no Planning Notification Notice had been displayed.

After much debate, the Committee **RESOLVED to object to these applications on the following grounds:**

1. **The proposed cafe would, by virtue of its scale and associated level of activity, be severely detrimental to the amenities of local residents and the character of the Conservation Area.**
2. **The proposed opening hours extend beyond those of existing commercial premises in this locality and would introduce a level of noise and general disturbance from the movement of customers, staff, servicing and deliveries. In addition the operation of extraction and air supply units at normally quiet times and the resultant kitchen odours would adversely affect nearby residential properties.**

- 3. Furthermore, internal works and the external changes to the east elevation of the building, including the introduction of a dormer vent in the unbroken roofline, to accommodate the proposed kitchen extraction equipment, and air supply grills, are considered to be severely harmful to the character and appearance of this Grade II Listed building.**

41 O Ving Traffic Lights - UPDATE ON PLANNING APPLICATION O/16/01785/FUL

The Committee noted that Chichester District Council, was minded, to grant the application (Ref: O/16/01785/FUL) to retain the Oving Traffic Lights and that the application had now been referred to The Secretary of State for determination in view of Highways England objection.

MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 16 August and 5 September 2016 having been previously circulated were approved and adopted.

42 DATE OF NEXT MEETING

Wednesday 26 October 2016 at 5.30pm.

The meeting closed at 7.00pm.