

**CHICHESTER CITY COUNCIL**

**MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING**

**HELD ON WEDNESDAY 6 JULY 2016 AT 5.30PM**

- PRESENT : Councillors M Evans, Keyworth, Kilby (Chairman) and Plowman
- EX OFFICIO : The Mayor (Councillor Budge)
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant  
Mr Sjoerd Schuyleman, Chairman, Oving Parish Council (for Item 6 only)
- APOLOGIES : Deputy Mayor (Councillor P Evans)  
Councillors Dignum and Joy
- ABSENT : Councillors Dempster and Galloway

10 MINUTES

RESOLVED that the Minutes of the meeting held on 1 June 2016 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillor M Evans declared a Personal Interest, as a member of West Sussex County Council, in Item 6 on the Agenda.

12 PLANNING CONTRAVENTIONS

(i) Pizza Hut, Portfield - unauthorised sign

The Planning Adviser said that legal proceedings has been initiated by Chichester District Council following a successful appeal. It is anticipated that the pole sign will be removed by 19 July 2016.

(ii) 49 North Street - projecting sign

The Planning Adviser reported that the sign at the former dry cleaning business premises at 49 North Street had been removed.

13 APPLICATIONS FOR PLANNING PERMISSION

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

- (i) CC/16/01678/FUL  
Cedar Park 30 Terminus Road  
Chichester West Sussex PO19 8TX  
5 no. mixed use B1/B2/B8 units, with trade counter, ancillary showroom use, car parking, service yards and associated highway works at Cedar Park, 30 Terminus Road

**No objection**

- (ii) CC/16/01842/FUL  
North House North Street  
Chichester West Sussex  
Demolition of existing ground floor rear extensions and erection of single storey floor rear extension, with new vehicular access. Roof extension to provide 2 no. one-bedroom flats. Internal alterations to existing flats.

**No objection**

- (iii) CC/15/02344/FUL  
Bartholomew's Specialist Distribution, Bognor Road, Chichester. PO19 7TT  
Construction of 24 flats and 33 houses with associated car parking, landscaping, cycle and bin storage after demolition of storage buildings but retaining office accommodation.

**No objection**

- (iv) CC/16/02038/FUL - Case Officer:  
Churchill Retirement Living  
117 The Hornet Chichester West Sussex PO19 7JP  
"Redevelopment to form a development comprising 35 one and two bed sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping."

**No objection in principle to the proposed development, however, concern is expressed about the proximity of the units in the first floor of the north east elevation to the boundary and the likelihood of overlooking of the properties in Guilden Road. However, it is suggested that a pedestrian crossing is required in order to access the shops on the south side of The Hornet.**

- 14 PLANNING APPLICATION NO. O/16/01785/FUL  
REMOVAL OF CONDITIONS 9 AND 11 FROM PLANNING PERMISSION O/11/05283/OUT WHICH REQUIRE THE CLOSURE OF THE Oving TRAFFIC LIGHTS AND TO RETAIN THE JUNCTION AS IT CURRENTLY FUNCTIONS. LAND ON THE NORTH SIDE OF SHOPWHYKE ROAD SHOPWHYKE WEST SUSSEX

The Committee noted the Planning Adviser's report and statement from the Chairman of Oving Parish Council appended to the Agenda.

Mr Sjoerd Schuyleman the Chairman of Oving Parish Council then addressed the Committee at length re-iterating his concerns as outlined in the report and invited questions from members.

**RESOLVED that Chichester City Council strongly supports the application to retain the Oving Road/A27 Traffic Lights Controlled Junction by removing the relevant conditions attached to the Shopwhyke Lakes planning permission.**

**Reason: It is considered that the inconvenience to the large number of road users following the closure of the junction cannot be justified on safety grounds based on the latest evidence and the existing junction arrangement is therefore safer than diverting the traffic to roundabouts which are already heavily congested.**

- 15 APPEAL DECISIONS

- (i) CC/15/03784/FUL  
3 Whistler Avenue  
Chichester, West Sussex. PO19 6DL  
The Committee noted, with displeasure, that the appeal had been allowed by The Planning Inspectorate despite objections to the installation of windows.

(ii) CC/15/04083/DOM

71 Parklands Road, Chichester, West Sussex PO19 3DX

The Committee noted that the appeal had been dismissed in accordance with the City Council's objection on "terracing" grounds.

16 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 8 June 2016 having been previously circulated were approved and adopted.

17 DATE OF NEXT MEETING

Wednesday 3 August 2016 at 5.30pm.

The meeting closed at 6.20pm.