

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 31 AUGUST 2016 AT 5.30PM

- PRESENT : Councillors M Evans, Keyworth, and Kilby (Chairman)
- EX OFFICIO : The Mayor (Councillor Budge)
Councillor Galloway
- IN ATTENDANCE : Planning Adviser and Mayoral/Administrative Assistant
Mr Steve Kirk (local resident), Ms Vicki Brown (local resident)
Mr Geoff King (local resident and Tree Warden)
- ALSO PRESENT : Councillors Apel, Scicluna, Sharp and Tupper
- APOLOGIES : The Deputy Mayor and Councillors Joy and Plowman
- ABSENT : Councillor Dempster

25 MINUTES

RESOLVED that the Minutes of the meeting held on 3 August 2016 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Apel, Dignum, Kilby and Galloway declared a Personal Interest as members of Chichester District Council and Councillor M Evans declared a Personal Interest as a member of West Sussex County Council. Councillor Scicluna declared a Personal Interest as a Governor of Parklands Community Primary School.

27 PLANNING CONTRAVENTIONS

The Planning Adviser said that Chichester District Council had issued Enforcement Notices as follows:

- (i) Land at Unit 1, Market Cross House, 1 Cooper Street

Installation of a fascia sign on the front elevation

- (ii) Flats 1-4, St Martin's House, St Martin's Street

The attachment of two Satellite Antenna.

28 APPLICATIONS FOR PLANNING PERMISSION

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

- (i) CC/16/02291/FUL
Bishop Otter Campus,
College Lane, Chichester

No objection

- (ii) CC/16/02363/FUL
34 Ormonde Avenue
Chichester

The Planning Adviser explained the background of this application with the aid of a visual presentation and invited questions from the Committee. He re-iterated that 34 Ormonde Avenue is not a Listed building and as planning permission is not normally required for the demolition of a dwellinghouse, this aspect cannot form part of the material considerations.

A number of concerns were expressed, including overdevelopment of the site and restricted access. A wildlife survey was also mentioned. Councillor Galloway said that he had received a number of representations about this development.

The Chairman introduced three members of the public who were in attendance and they were then invited to address the Committee. Concerns were expressed on a variety of issues namely:

- building on a Greenfield site
- restricted access width
- protection for trees/hedges
- impact on wildlife
- Covenant on the land
- flooding issues

The Committee then discussed this item and it was RESOLVED to raise strong objections on the grounds that the cramped relationship between the houses and the limited parking and turning areas equates to an overdevelopment of the site. Furthermore, there are serious concerns about the likely impact upon wildlife, trees and landscaping, the potential for flooding and highway safety at the junction of the proposed access and Ormonde Avenue.

29 AMENDED PLANS

- (i) WSCC/047/16/CC
Parklands Community Primary School, Durnford Close
Chichester, West Sussex, PO19 3AG
Expansion of School including a two-storey extension, revised car park arrangements, highway layby and footpath links, and associated hard/soft landscaping
Revised Plans

The Planning Adviser said that following the submission of amended plans and discussions between the Planning Adviser and members of the Planning Delegation Sub-Committee it was RESOLVED to raise No Objection to the revised plans.

30 SOUTHERN WATER CHICHESTER WATER PIPELINE PROJECT - ENVIRONMENTAL IMPACT ASSESSMENT SCOPING REPORT - AUGUST 2016

The Committee RESOLVED to note the report and to await the EIA (Environmental Impact Assessment). Councillor M Evans would raise her concerns with Southern Water regarding the existing Lavant sewers.

31 GRAYLINGWELL DEVELOPMENT (LINDEN HOMES) STREET NAMING PROPOSALS

The Committee were asked to consider a Street Naming Proposal from Linden Homes who are constructing the latest Phase of the Graylingwell development.

The Planning Adviser outlined the plots involved with the aid of a visual display.

The Committee RESOLVED to accept the Street Naming Proposals (with the proviso that sequential numbering was used) as follows:

- (i) North Mead Way - an obsolete name from adjacent land.
- (ii) Pinewood Way - Pinewood House was the name of the nurses' accommodation which has been demolished to make way for this phase of construction.

The Property Manager would be advised accordingly.

32 A27 CHICHESTER BY-PASS IMPROVEMENT SCHEME CONSULTATION - OVERVIEW
(Minute 22 refers)

Members had been asked to consider the various options for the A27 Chichester By-pass Improvement Scheme as outlined by the Planning Adviser at the last meeting of Committee, namely Options 1, 1A, 2, 3 and 3A. A summary booklet explaining the options had been produced by Highways England and was available during the consultation period of 10 weeks (14 July until 22 September 2016).

The Committee were of the view that there was no "Ideal" Option but accepted that a preferred option was required to be recommended to full Council.

A discussion took place and it was RESOLVED to RECOMMEND to full Council on 7 September 2016 that the preferred option was Option 1A subject to the following:

- (i) A new southern link road from Fishborne roundabout to the A286 near the Appledram Lane junction.
- (ii) Improvements to the Stockbridge and Whyke roundabouts
- (iii) Retention of the Oving Lights at the Oving Road/A27 junction.
- (iv) Provision of a replacement footbridge over Stockbridge roundabout over the A27 to make it more user-friendly.

33 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 27 July 2016 having been previously circulated were approved and adopted.

34 DATE OF NEXT MEETING

Wednesday 28 September 2016 at 5.30pm.

The meeting closed at 6.50pm.