

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 26 JULY 2017 AT 5.30PM

- PRESENT : Councillors M Evans, Joy, Keyworth and Plowman
- EX OFFICIO : The Mayor (Councillor P Evans)
Councillor Dignum
- ALSO PRESENT : Councillors Apel and Sharp
- APOLOGIES : Deputy Mayor (Councillor Bell)
Councillors Galloway and Kilby
- IN ATTENDANCE : Mrs Anna Whitty and Mayoral/Administrative Assistant
Mr Richard Hutchinson and Mr Martin Winch (local residents) (For Item 10)
- ABSENT : Councillor Dempster

22 APOLOGIES FOR ABSENCE

As recorded above.

23 ELECTION OF CHAIRMAN

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

24 APPOINTMENT OF VICE-CHAIRMAN

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

25 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; it was noted that both the Chairman and Vice-Chairman were currently serving on the Planning Delegation Sub-Committee.

In the absence of the Chairman, the Vice-Chairman took the Chair.

26 MINUTES

RESOLVED that the Minutes of the meeting held on 28 June 2017 having been printed and circulated were signed by the Vice-Chairman as a correct record.

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

Councillors Dignum and Plowman, as a member of Chichester District Council declared a Personal Interest. Councillor Plowman as a member of the Chichester Conservation Area Advisory Committee declared a Personal Interest.

28 SOUTHERN GATEWAY MASTERPLAN
CHICHESTER DISTRICT COUNCIL SIX WEEK CONSULTATION
FROM 29 JUNE 2017 - ALL RESPONSES TO BE RECEIVED BY 10 AUGUST 2017

The Chairman introduced Mr Hutchinson and Mr Winch (local residents) to the meeting, both of whom had an architectural background and had requested the opportunity to present an alternative vision for the Southern Gateway. A visual presentation was given, and an accompanying handout was issued to the Committee. For ease of reference a copy of the handout is appended to the minutes. Questions were invited and Mr Hutchinson and Mr Winch were thanked by members for their detailed presentation.

Councillor Plowman suggested that a recommendation be made to Chichester District Council that they look into the possibility of a bridge over the level crossing such as that set out in Mr Hutchinson's and Mr Winch's presentation. Councillor M Evans suggested adding "or a tunnel" to the Committee's comment.

It was therefore proposed, seconded, put to the vote and RESOLVED to request that Chichester District Council look into the possibility of a bridge or a tunnel over or under the railway line.

The Committee noted Mrs Whitty's report appended to the Agenda.

Mrs Whitty then gave a visual presentation and a discussion took place. Members decided against expressing a preference for either option A or option B in response to the consultation because to do so may be misinterpreted as an indication that one or other of the two options may be sufficient whereas it was generally felt that neither went far enough to achieve the Vision.

RESOLVED to note that the six-week consultation on this item would close on 10 August 2017.

Councillor Apel left the meeting.

29 PLANNING CONTRAVENTIONS

Mrs Whitty updated the Committee on the following:

(i) Heamoor Pizza, 9 St Pancras

Unauthorised attachment of fascia sign to front façade

A Listed Building Enforcement Notice had been served by Chichester District Council for the removal of the unauthorised signage in 2015. Prosecution was to take place in 2016 but the defendants failed to appear at court. Freeholders could not be found for prosecution. Direct action was being considered at the time of the most recent quarterly update.

(ii) 46 South Street

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

An Enforcement Notice was issued and appealed, however the appeal was withdrawn. Compliance period extended from 3 to 9 months to allow planning application to be determined. New compliance date July 2017.

(iii) 3 Pound Farm Road

Unauthorised change of use of a garden building to a dwellinghouse

Enforcement Notice was issued and appealed. March 2017 the appeal was allowed. Enforcement Notice quashed.

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

Breach of Condition: More than 40% of net floor area being used for ancillary retail.

Breach of Condition Notice issued. Compliance date September 2016. Agent advised floor area is for trade only but is not divided in a traditional 60/40 split. Case has been re-allocated to an enforcement officer to assess whether the case is expedient to pursue.

30 PLANNING ENFORCEMENT PROCEDURES AND NOTIFICATION
REMINDER OF PLANNING ENFORCEMENT PROCEDURES RECEIVED FROM
CHICHESTER DISTRICT COUNCIL'S ENFORCEMENT TEAM

Mrs Whitty reminded members of the District Council's Enforcement procedures and the Committee RESOLVED to note a copy of Mrs Whitty's report appended to the Agenda.

31 REVIEW OF CHICHESTER'S LOCAL PLAN
CHICHESTER DISTRICT COUNCIL SIX WEEK CONSULTATION
FROM 22 JUNE 2017 - ALL RESPONSES TO BE RECEIVED BY 3 AUGUST 2017

The Committee noted Mrs Whitty's report appended to the Agenda.

Mrs Whitty gave a visual presentation on this item and questions were invited. It was noted that a copy of the document was available via Chichester District Council's website. Councillor Dignum made a number of comments about the plan.

It is noted that there are no additional strategic sites proposed to be allocated within the City of Chichester, and this is considered entirely right as the City has already been allocated a disproportionate percentage of housing in the District during the plan period so far, as demonstrated by the statistics shown in section 3.5.2 of the issues and options document.

The Local Plan review should continue to allocate strategic housing sites as previously.

It is requested that careful consideration is given to the naming of allocation sites in future consultations and policy documents so as not to cause confusion or alarm to residents. Of specific concern are those sites which are ambiguously referred to as "(direction) of Chichester", as it is then unclear whether the site is inside Chichester city, such as "West of Chichester" (Whitehouse Farm) or outside, such as "North East Chichester" (Westhampnett), "South-East of Chichester" (South of A259) or "East of Chichester" (Shopwhyke).

Members were encouraged to complete the questionnaire.

RESOLVED to note that the six-week consultation on this item would close on 3 August 2017.

Councillor Plowman left the meeting.

32 A27 - COMMUNITY WORKSHOPS - UPDATE FROM WEST SUSSEX COUNTY COUNCIL
MEETING HELD ON 24 JULY 2017

The Mayor introduced this item and said that he and other members had attended a meeting on 24 July 2017 to update on the recent A27 Community Workshops held by West Sussex County Council. It was proposed to review the findings so far and to focus on a way forward.

Highways England had met with representatives of Chichester District Council and had indicated that funding was only available until September 2017.

The Committee RESOLVED to note the current situation.

33 STREET NAMING AND NUMBERING PROPOSALS

The Committee were asked to consider Street Naming Proposals received from KFT Holdings, Cormorant Property and Stonehurst Properties respectively:

- (i) 44 East Street Chichester
Conversion of upper floors (1st and 2nd) above TK Maxx

The name: "Sadlers House" Flats 1-5 had been proposed.

The Committee RESOLVED to support the name "Sadlers House". The Property Manager would be advised accordingly.

- (ii) Garage Compound behind 39-45 Cleveland Road, Chichester
3 blocks containing 2 apartments to each block

The name proposed was: "1-6 The Courtyards". However the Committee were not in favour of this proposal as they thought it was too prescriptive and the suggestion of "Cleveland Mews" or "Cleveland Court" was therefore proposed.

The Committee RESOLVED not to support the name the name 1-6 The Courtyards and suggested the names "Cleveland Mews" or "Cleveland Court" be pursued and that the Property Manager be advised accordingly.

- (iii) Land to the rear of 146 Whyke Road, and off Old Bakery Gardens, Chichester
New development of semi-detached houses.

The name proposed was: 1-4 Bakery Mews. However, it had been suggested that some reference to Old Bakery Gardens should be made in the address.

It was therefore RESOLVED to support: 1-4 Bakery Mews, Old Bakery Gardens, Chichester.

34 NOTIFICATION OF PLANNING APPEAL

The Committee noted the following Planning Appeal:

- (ii) CC/17/00416/DOM
Name of Appellant: Mr Phil Meckiffe
Clydesdale Lodge, 44a Caledonian Road, Chichester PO19 7PJ
Proposed rear first floor extension with a roof garden

The Committee RESOLVED to note that comments were required to be with the Planning Inspectorate by 17 August 2017.

35 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 7 June 2017 having been previously circulated were approved and adopted.

36 DATE OF NEXT MEETING

Wednesday 23 August 2017 at 5.30pm.

The meeting closed at 7.27pm