

**CHICHESTER CITY COUNCIL**

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

**HELD ON WEDNESDAY 25 JULY 2018 AT 5.30PM**

- PRESENT : Councillors Kilby and M Evans
- EX OFFICIO : The Mayor (Councillor M Bell)  
The Deputy Mayor (Councillor Tupper)  
Councillors Dignum and Galloway
- ALSO PRESENT : Councillors Apel, Hixson and Sharp
- APOLOGIES : Councillors Plowman and Keyworth
- ABSENT : Councillor Dempster and Joy
- IN ATTENDANCE : Town Clerk and Planning Adviser

28 APOLOGIES FOR ABSENCE

As recorded above.

29 MINUTES

RESOLVED that the Minutes of the meeting held on 27 June 2018 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Dignum, Galloway and Kilby, as a member of Chichester District Council, declared Personal Interests.

31 PLANNING CONTRAVENTIONS

The Planning Adviser updated members on the following :

(i) Flames, 10-11 St Pancras

Partial compliance with Listed Building Enforcement Notice. Full compliance to follow vacation of the site by tenants. Chichester District Council monitoring.

(ii) 13 Parchment Street

Listed Building Enforcement Notice served for unauthorised installation of 3 uPVC windows. Notice appealed. Inquiry to be held on 30 October 2018.

(iii) 87 Bognor Road

Untidy site notice. Deadline for compliance 30 July 2018.

(iv) 28 East Street

Listed Building Enforcement Notice issued against red vinyl signage and paint. Compliance deadline 28 July 2018.

- (i) CC/18/01568/REM  
Mr Tom Whitehead  
Land North West Of Chichester Crematorium Westhampnett Road Chichester West Sussex  
Approval of reserved matters in respect of the erection of a Lidi supermarket, with external works including access from Westhampnett Road, provision of associated car parking and detailed landscaping following outline planning permission CC/17/02065/OUT.

**Recommendation : No objection in principle but would comment as follows :**

- 1. The existing trees to the south of the site should be retained as far as possible and reinforced with additional planting. If retention of the trees is not possible, substantial replacement planting should be undertaken in this area.**
- 2. A pedestrian crossing should be provided across the access road (close to the south east corner of the red lined site area) to link pedestrians approaching from the east to the series of crossings over the car park.**
- 3. Further cycle parking should be provided close to the entrance on the eastern side of the store, in a well overlooked area.**
- 4. Consideration should be given to the installation of a barrier at the site entrance to prevent vehicular access by the public after store closing hours in order to minimise potential for anti-social vehicular use of the car park.**

As a separate issue, the question of a pedestrian crossing just outside the site on Westhampnett Road would be raised with West Sussex County Council.

- (ii) CC/18/01587/REM  
Linden Homes And Miller Homes  
Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex  
PO19 3PH  
Approval of reserved matters in respect of Appearance, Landscaping, Layout and Scale following outline planning permission CC/14/04301/OUT - Consent sought for Primary Road, Primary Surface Drainage and Primary Utilities Routing. SANGs land incorporating Western Green Link, Central Green Link and Country Park.

**Recommendation : No objection in principle but would comment as follows :**

- 1. Is it possible to widen the primary route in order to provide a cycle path which is physically separated (ie. by a raised kerb or other physical means, not demarcated in paint) from the road and the footpath?**
- 2. Light pollution to the surrounding countryside should be minimised, for example through careful design of low level lighting bollards, ensuring illumination levels are not excessive, and through the use of baffles on lampposts to direct light downwards only and avoid light spillage.**
- 3. Consideration must be given at this stage to provision for parking for visitors to the country park area arriving by car.**
- 4. The access gates into the country park area must be fully disabled accessible.**

- (iii) CC/18/01588/FUL  
Linden Homes And Miller Homes. Street Record Newlands Lane To Centurion Way  
Chichester West Sussex  
Three no. surface water pipes beneath Newlands Lane.

**Recommendation : No objection**

- 33 STREET NAMING APPLICATION APPEAL  
Planning & Conservation Committee Minute 17(iii) refers

The University of Chichester  
Land Adjacent to Tesco Petrol Filing Station, Fishbourne Road East  
Proposed full managed student accommodation

The Committee were requested to consider the following Notice of Appeal that had been received from the University of Chichester following the Committee's decision not to support the proposed name 'Fishbourne Hall' for the new student accommodation in Fishbourne Road East

*"We would like to appeal on the basis that we have followed an established format when choosing a name for the building. Stockbridge Hall of Residence is on Stockbridge Road in the city centre and not in the village of Stockbridge, this hasn't caused any confusion to students or their families. We would therefore like to apply this same logic to the property on Fishbourne Road East in the city and call it Fishbourne Hall. If the Committee rejects this Appeal, the University of Chichester request that consideration be given to their alternative naming proposal of 'Fishbourne Road Hall of Residence'"*

It was RESOLVED that a suitable name for the Hall of Residence would be 'Fishbourne Road Halls of Residence'

- 34 UPDATE OF LOCAL POLICY REVIEW

The Planning Adviser reported that at a recent meeting at the District Council, a number of issues were discussed, including housing numbers in the Parish and the inclusion of bungalows in new developments.

- 35 NOTIFICATION OF PLANNING APPEALS

There were no items to report.

- 36 'A FUTURE FOR SHOPPING IN CHICHESTER'

The Chairman advised the meeting that this had been an excellent meeting, well attended, with a wide range of constructive questions being asked by both the public and businesses present. The presentation given by Colin Hicks, the Chairman of Chichester BID had also been very well received. An underpinning theme had been the strong retail position of the City, but equally, it had to be accepted that the face of retailing was constantly changing. In summary, this had been a most worthwhile occasion.

- 37 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meetings held on 7 June and 27 June 2018 having been previously circulated were approved and adopted.

- 38 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Lower Graylingwell application
- Government announcement about National Planning Policy Framework

39 DATE OF NEXT MEETING

Wednesday 22 August 2018

The meeting closed at 6.45pm