

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 27 JUNE 2018 AT 5.30PM

- PRESENT : Councillors Kilby, M Evans and Plowman
- EX OFFICIO : The Deputy Mayor (Councillor Tupper)
Councillor Galloway
- ALSO PRESENT : Councillor Sharp
- IN ATTENDANCE : Planning Adviser, Property Manager and Mayoral/Administrative Assistant
Joanna Stent, Stonehurst Properties (for Item 5(i) only)
Paula Chatfield, Tree Warden
- APOLOGIES : The Mayor (Councillor M Bell)
Councillors Dignum, Joy and Keyworth
- ABSENT : Councillor Dempster

13 APOLOGIES FOR ABSENCE

As recorded above.

14 MINUTES

RESOLVED that the Minutes of the meeting held on 30 May 2018 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Galloway, Kilby 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

16 PLANNING CONTRAVENTIONS

There were no items to report.

17 STREET NAMING AND NUMBERING PROPOSALS

The Committee were asked to consider the following street naming applications.

- (i) Land to the rear of 34 Ormonde Avenue
Notice of Appeal by the developers (Stonehurst Properties) to the Committee's decision not to support the proposed name: 1-3 Cathedral View
(Minute 10(ii) refers)

The Property Manager was present for this item to answer any questions.

It was noted that this item had previously been considered by the Committee at their meeting on 30 May 2018 when it was RESOLVED not to support the name: 1-3 Cathedral View. It was felt that the limited view of the Cathedral (ie: the Spire) was insufficient reasoning for the name and could also be confused with Cathedral Way which was in close proximity to the Cathedral.

The Chairman introduced Joanna Stent of Stonehurst Properties to the meeting who spoke in support of the proposed name and asked the Committee to re-consider.

A discussion took place but the Committee RESOLVED to re-iterate their previous decision not to support the name. The names of Ormonde Close, Ormonde Mews, Falcon View or Spire View were suggested as alternatives.

Ms Stent expressed concern that the works had already been invoiced for which gave the developer the impression that the street name had been approved. The Property Manager would liaise with the Finance Manager about this.

RESOLVED that the developers consider the alternative names and the Property Manager update the Committee accordingly.

Post Meeting Note: The developer had now contacted the Property Manager to say that “Spire View” was their preferred choice which would now be progressed by the Property Manager.

The Committee then considered the following applications:

- (ii) Chichester District Council - Estates, for
Goodwood Metalcraft site at Plot 21 in Terminus Road
Proposed name: Units 1-6 Ravenna Point, Terminus Road

RESOLVED to support the name: Units 1-6 Ravenna Point, Terminus Road

- (iii) The University of Chichester
Land Adjacent to Tesco Petrol Filling Station, Fishbourne Road East
Proposed full managed student accommodation
Proposed name: Fishbourne Hall

A discussion took place and it was RESOLVED not to support the name Fishbourne Hall because of the confusion with another Fishbourne Village Hall located in Fishbourne. The Committee said that “Behagg Hall” after the former Vice-Chancellor of the University could be a suitable choice. The Property Manager was requested to investigate this.

18 TO CONSIDER RE-INTRODUCING COMMENTS ON TREE APPLICATIONS **Community Affairs Committee Minute 11(ii) refers**

The Chairman welcomed Paula Chatfield, Tree Warden, to the meeting. It was noted that the Committee do not currently consider Tree applications, however, Councillor Plowman said that the Chichester Conservation Area Advisory Committee (CCAAC) discuss all tree applications at their meetings and have an expert on hand. The Committee felt that the best way forward was to invite Julie Bolton, West Sussex County Council’s Trees and Woodlands Officer to attend the next meeting of the Community Affairs Committee to discuss this further. In the meantime, it was suggested that the tree officers alert the City Council’s Planning Adviser to any particularly significant or controversial tree applications.

RESOLVED that this item be discussed further at the next meeting of the Community Affairs Committee

19 TO NOTE WSCC KEY DECISION REPORT AND APPENDIX A FOR THE COUNTY COUNCIL'S DECISION ON THE A27 CHICHESTER

The Planning Adviser presented a summary of the key decision report including the two “preferred concepts” which will now be taken forward rather than any of the previously considered options. After further work to develop the concepts, Highways England will make a decision towards the end of the year regarding the potential for putting either concept forward for RIS2 funding.

20 WHITEHOUSE FARM RESERVED MATTERS CLG UPDATE: SECTION 106 AGREEMENT SIGNED AND RESERVED MATTERS PLANNING UPDATE

The Planning Adviser updated Members regarding the Whitehouse Farm development. The s106 agreement had been signed and reserved matters applications covering basic infrastructure on site has recently been submitted. This is currently in the process of being validated by Chichester District Council and as such is not yet publicly available. It is likely to be discussed at the next Planning and Conservation committee.

21 WEST SUSSEX JOINT MINERALS LOCAL PLAN - PLANNING INSPECTOR'S REPORT CORRESPONDENCE RECEIVED FROM WEST SUSSEX COUNTY COUNCIL AND SOUTH DOWNS NATIONAL PARK AUTHORITY

The Planning Adviser presented the main changes to the West Sussex Joint Minerals Plan made by the Inspector and outlined the main issues relevant to the City Council's geographical area, including Policies M9 and M10 which safeguard the sand and gravel reserve across the city and surrounding area, and Chichester railway siding. The Committee noted the correspondence received from West Sussex County Council appended to the Agenda.

22 WEST SUSSEX COUNTY COUNCIL PLANNING APPLICATIONS:

- (i) WSCC/002/18/CC (Pipeline) - Southern Water
Installation of 9.92km wastewater pipeline and associated infrastructure including air vents, air valves, washout chambers, compounds and haul routes.
- (ii) WSCC/003/18/CC (Pumping Station 01)
Installation of pumping station comprising above and below ground plant including kiosks, draw pit and valve chamber, hardstanding, and fencing.

The Planning Adviser outlined the applications and relevant planning issues. Members RESOLVED to comment as follows :

No objection subject to :

1. Ensure adequate capacity is provided for the long term.
2. A temporary diversion to the PROW which crosses the access road should be put in place for the duration of the construction of the pumping station so as to avoid unnecessary closure of the PROW.
3. A condition should be placed on the permission requiring the removal of the access road and reinstatement of the land once works have been completed and the pumping station is in use.

23 NOTIFICATION OF PLANNING APPEALS

(i) CC/17/03126/FUL
Appellant's Name: Ms Emma Nicholas
Rose Court, St Cyriacs
Chichester. PO19 1AW
Replacement Windows and Doors

(ii) CC/17/01712/FUL
Appellants Name: Mr William Heslop
Whyke Lodge Residential Care Home,
115 Whyke Road, Chichester, PO19 8JG
6 no. dwellings

RESOLVED that comments were required to be with the Planning Inspectorate by 27 June 2018.

24 CHICHESTER BID - TO NOTE A JOINT FORUM TO DISCUSS FUTURE RETAIL

The Chairman advised that a meeting would be held with Chichester Bid, together with members of the City Council on Monday 23 July at 6pm in the Old Court Room.

25 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meeting held on 17 May 2018 having been previously circulated were approved and adopted.

26 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Whitehouse Farm Applications (if valid)
- Update on Local Plan Review

27 DATE OF NEXT MEETING

Wednesday 25 July 2018 at 5.30pm.

The meeting closed at 6.20pm