

**MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD  
ON WEDNESDAY 26 JUNE 2019 AT 5.30PM**

**PRESENT:** Councillors Gaskin, Joy (Chairman), Norrell

**EX OFFICIO:** The Mayor (Councillor Plowman)  
Deputy Mayor (Councillor J Hughes)

**ALSO PRESENT:** Councillors Harry and Scicluna

**APOLOGIES:** Councillors Apel and Bell

**IN ATTENDANCE:** Planning Adviser, Property Manager, and Mayoral/Administrative Assistant  
Mr David Nash, Planning Manager, Bellway Homes and Mr James Iles,  
Planning Director, Pro-vision, agents for the applicants (for Item 6)  
Mr Paul White, agent for the applicants (for application CC/19/01323/FUL)

**19 APOLOGIES FOR ABSENCE**

As recorded above.

**20 MINUTES**

RESOLVED that the Minutes of the meeting held on 22 May 2019 having been printed and circulated were signed by the Chairman as a correct record.

**21 UPDATE FROM THE PREVIOUS MINUTES**

Please note that any actions arising from the previous Minutes are included on the Agenda

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

Councillors Bowden and Plowman, as members of Chichester District Council, declared a Personal Interest. Councillors Plowman and Scicluna as members of the CCAAC declared a Personal Interest.

**23 STREET NAMING AND NUMBERING PROPOSALS – TO CONSIDER AN APPLICATION RECEIVED FROM JASPAR GROUP OF COMPANIES LTD**

(i) Flats 1-11, 19 Southgate, Chichester. PO19 1ES

The Property Manager explained that although this application had been previously considered by the Committee at its meeting on 30 May 2018 when Flats 1-9, “The Atrium” was put forward. An objection had now been received from Royal Mail as this name is already in use. NB: 2 additional flats have been approved by CDC Planning.

The Property Manager said that the new proposal was: Flats 1-11, Montclair House, 19 Southgate, Chichester, PO19 1ES but that due to the timeframe, there was no significant historical reference available for this choice of name. The Committee discussed the proposal and whilst it was preferred that any new street name(s) should bear some historical reference

it was RESOLVED to support the name: Flats 1-11, Montclair House, 19 Southgate, Chichester. PO19 1ES.

## 24 APPLICATIONS FOR PLANNING PERMISSION

- (i) CC/18/02739/FUL  
Bartholomews Holdings Bognor Road  
Chichester PO19 7TT  
Demolition of existing office building (Use Class B1a) and redevelopment for 23 dwellings (one and two bedroom), including access, parking, landscaping and associated infrastructure  
**Amended Plans**

Mr Nash (Bellway Homes) and Mr Iles (Pro-vision) were in attendance for this item. They gave a short presentation and distributed a handout in support of this application. They then invited questions from members. A discussion took place upon which opinion was divided.

**After some debate it was put to the vote and RESOLVED to raise an Objection as the proposal would result in the unacceptable loss of an employment site, contrary to Policy 26 of the Local Plan, the design of the building is generic and does not relate well to Chichester or its setting, and the opportunity for a good quality landmark building has been missed, and the proposal does not show photovoltaic roof panels, electric car charging points or any other sustainability elements to address the impacts on climate change.**

- (ii) List 20 – 15 May 2019

CC/19/01192/FUL  
9 Crane Street Chichester West Sussex PO19 1LJ  
Change of use from A1 retail to A4 for use as a drinking establishment.

**Objection. Non-retail uses in the city centre already exceed the 25% threshold and further non-retail changes of use would harm the viability and vitality of the city centre contrary to Policy 27 of the Local Plan.**

The Planning Adviser was requested to ask Chichester District Council about their policies relating to this type of development.

CC/19/01209/FUL  
Unit R4 Chichester Gate Chichester West Sussex  
Proposed Change of Use from A3 to A3 & D2.

**No objection**

- (iii) Week 21 - 22 May 2019

CC/19/01203/FUL and  
CC/19/01204/LBC  
140 Whyke Road Chichester PO19 8HT  
Proposed 2 no. semi-detached dwellings, demolition of outbuilding, external alterations with altered car parking area.

**Objection. The proposal would form a cramped development within the curtilage of an existing listed building and would have unacceptable impact upon the surrounding listed buildings. The proposal, together with the loss of existing mature trees and a listed outbuilding would have a detrimental impact**

**upon the character and appearance of the area. The reduction in parking would have a significant impact upon the pub/restaurant and would be to the detriment of highway safety.**

CC/19/01241/ADV

Arc Car Wash Tesco Filling Station Fishbourne Road East

2 no. non-illuminated fascia signs, 2 no. illuminated fascia signs and 9 no. non-illuminated free standing signs.

**No objection**

CC/19/01286/FUL

Abbas Combe Nursing Home 93 And 94 Whyke Road Chichester West Sussex

Demolition of existing care home and detached bungalow, construction of new 55 bed care home.

**Objection. The proposal would cause unacceptable harm to the privacy and amenity of the neighbouring residence to the east and overshadowing to the neighbouring residence to the north. A daylight calculation should be provided in respect of the impact on the dwelling to the north. It does not appear that the proposal would be fit for dementia sufferers due to the design of the building including long corridors.**

(iv) Week 22 – 29 May 2019

CC/19/01288/FUL

21-23 Southgate Chichester PO19 1ES

Change of Use of 23 Southgate from Class A1 (retail) to Class A3 (food and drink) at ground floor with ancillary hotel accommodation at 1st floor and external works (Variation of condition 5, 6, 8, 14 and 17 of permission CC/00/00107/FUL - extension of opening hours on Thursdays and Saturdays).

**No objection**

(v) Week 23 – 5 June 2019

CC/19/01323/FUL

72-73 South Street Chichester PO19 1EE

Change of use from A1 (retail) to flexible A3/A4 use (restaurant/drinking establishment).

Mr Paul White, Agent for the applicants, was in attendance, and gave a presentation in support of the application.

**Objection. Non-retail uses in the city centre already exceed the 25% threshold and further non-retail changes of use would harm the viability and vitality of the city centre contrary to Policy 27 of the Local Plan.**

CC/19/01417/FUL

110 The Hornet Chichester PO19 7JR

Change of use of residential accommodation from one habitable flat to three habitable flats including extended first floor area approved partially implemented approval CC/08/00137/FUL.

**No objection**

(vi) Week 24 – 12 June 2019

CC/19/00950/FUL

Lake View Quarry Lane Chichester West Sussex

Demolition of 2 no. wooden sheds and erection of single storey side extension and single storey workshop/garage. Change of use of extension from residential to 'Childcare on domestic premises'.

**No objection.**

25 TO DISCUSS THE REMOVAL OF “FOR SALE”/”TO LET” BOARDS ON BUILDINGS

The Mayor suggested that a letter could be written to agents asking for the removal of 'For Sale/To Let' boards from buildings when they were no longer required as they were unsightly.

It was RESOLVED that the Planning Adviser would request that Chichester District Council consider withdrawing deemed consent for such boards within the Conservation Area.

26 TO DISCUSS AN ICE RINK IN PRIORY PARK

The issues surrounding the ice rink were discussed including its location, its impact on local residents, the local economy, visitors and its impact upon the grass. The Planning Adviser reminded Members any future application must be determined at the time on its own merits and must not be predetermined. To avoid prejudicing any future application, it was RESOLVED to note the various positive and negative impacts of the development and to keep an open mind on any future proposal

27 NEIGHBOURHOOD PLANNING

The Committee noted the report of the Planning Adviser appended to the Agenda. The Planning Adviser explained that the initial process for the production of a Neighbourhood Plan would be the production of a questionnaire to ascertain the level of interest from members of the public and the direction and strength of feeling on local issues. She further explained that once a Neighbourhood Plan had been produced, a referendum would be held in the Parish area and the Plan would only be adopted if more than 50% voted in favour of adoption. A proforma of the questionnaire was circulated to members for comment. It was suggested that a 'tick box' be added for Students at the bottom of the questionnaire.

After discussion, members felt that this was a good way forward and were supportive, it was therefore RECOMMENDED to Full Council that a Neighbourhood Plan be prepared.

28 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Whitehouse Farm – a reserved matters application for 91 dwellings.
- Neighbourhood Plan – an update on progress.

29 DATE OF NEXT MEETING

Wednesday 24 July 2019.

The meeting closed at 7.55pm.