

**MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD  
ON WEDNESDAY 24 JULY 2019 AT 5.30PM**

**PRESENT:** Councillors Bowden, Gaskin and Joy (Chairman)

**EX OFFICIO:** Deputy Mayor (Councillor J Hughes)  
Councillor Apel

**ALSO PRESENT:** Councillor Sharp

**APOLOGIES:** The Mayor (Councillor Plowman)  
Councillors Norrell and Scicluna

**IN ATTENDANCE:** Planning Adviser and Mayoral/Administrative Assistant

**30 APOLOGIES FOR ABSENCE**

As recorded above.

**31 MINUTES**

RESOLVED that the Minutes of the meeting held on 26 June 2019 having been printed and circulated were signed by the Chairman as a correct record with the following amendment: That Councillor Bowden be recorded as "Present".

**32 UPDATE FROM THE PREVIOUS MINUTES**

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

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

Councillors Apel, Bell, Bowden and Sharp as members of Chichester District Council, declared a Personal Interest.

**34 PLANNING CONTRAVENTIONS**

The Planning Adviser updated the Committee on the following items:

(i) 13 Parchment Street

A Listed Building Enforcement Notice had been issued by Chichester District Council for unauthorised installation of 3 uPVC windows. An appeal had been lodged which was dismissed and a compliance date of 26 February 2020 given.

(ii) 87 Bognor Road

Chichester District Council had issued an Enforcement Notice for an untidy site and the compliance date of 30 July 2018 had now lapsed. Proceedings for prosecution had been implemented.

(iii) Ice Rink in Priory Park

The Planning Adviser advised members that there had been no breach of regulations and that the developers had complied with requirements. However, under a legal agreement the sum of £1,000 had been withheld to refurbish the grass which would now be pursued.

35 APPLICATIONS FOR PLANNING PERMISSION

Week 25 – 19 June 2019

Councillors Apel and Bell, as members of the Chichester District Council's Markets and Events Task and Finish Group declared a Personal Interest in this application.

CC/19/01451/FUL  
Chichester District Council  
Christmas Market Site North & East Street Chichester West Sussex  
Temporary change of use to hold a Christmas market to trade for 4 weeks between November and December 2019, 2020, 2021.

**The Committee support the principle of a Christmas market, however raise objection to this proposal on the basis of the adverse impact on shops at this important trading time, due to the proposed siting within the city centre obscuring shop frontages rather than in an open space.**

CC/19/01531/REM  
Linden Homes Ltd  
Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex PO19 3PH  
All outstanding Reserved Matters for the erection of 91 dwellings with associated parking, landscaping, informal open space and associated work on Phase 2, Parcel B, pursuant to permission 14/04301/OUT.

**Objection. The materials include a light brick out of character with the local area where red or red/brown is more appropriate, the housing design is generic and not influenced by local design or character, there is little provision for sustainability measures (such as solar panels or electric charging points) and no separate cycleways are proposed. There is insufficient parking with triple parking into garages an unacceptable solution for a third of the proposed properties and no on-street visitor parking provision along the main street.**

Concerns were also raised about the quality of the architecture and the lack of local influence on the proposed design. The Planning Adviser was requested to discuss this matter with the relevant Planning Officer at Chichester District Council.

RESOLVED that the Planning Adviser take the necessary action.

Week 26 – 26 June 2019

CC/19/01503/FUL  
Shiloh Clay Lane Chichester PO19 3JG  
1 no. dwelling house with associated drive, turning and parking.

**No objection**

Week 27 – 3 July 2019

Councillor Apel requested that the following application be taken next as she had to attend another meeting.

CC/19/01560/FUL and  
CC/19/01561/LBC  
12 & 13 Parchment Street Chichester PO19 3DA  
Conversion of existing dwellinghouse to 2 no. dwellinghouses including revised boundary/curtilages and new rear garden fence.

**No objection**

CC/19/01313/FUL  
Land At The East Of Joys Croft Chichester West Sussex PO19 7NJ  
Erection of 1 no. dwelling.

Councillor Apel left the meeting.

**Objection. The proposal would result in cramped accommodation, with insufficient outdoor amenity space. The proposed dwelling would be likely to be affected by noise and odours from the adjacent take-away units, which would place unacceptable risk upon these existing businesses. The proposal would be unacceptable in terms of its impact on residential amenity and lacks evidence that there is adequate turning space for vehicles.**

CC/19/01568/ADV  
52 East Street Chichester PO19 1JG  
Installation of 4 no. Timber Fascia Panels, 1 no. non-illuminated timber fascia with acrylic letters on locator snap fixings, 1 no. illuminated timber fascia and 1 no. hanging sign.

**Objection to unsuitable materials and illumination. No objection should the illumination and hanging sign be omitted and the lettering be painted rather than applied vinyl.**

CC/19/01643/FUL  
Unit 5 Cedar Park Terminus Road Chichester West Sussex PO19 8TX  
Change of use from existing B1/B2/B8 use to D2 Leisure for use by Chichester based Gymnastics club.

Councillor Bell wished to record that he abstained from the voting for this application.

**No objection**

Week 28 – 10 July 2019

CC/19/01154/FUL and  
CC/19/01155/LBC  
Mr Andrew Wright (Chichester Cathedral)  
The Treasury St Richards Walk Canon Lane Chichester  
Proposed change use of existing offices/storage spaces to form 4 no. self-contained units (including alterations and remodelling) to be used as hotel accommodation.

**No objection**

CC/19/01607/ADV

Lakeside House Quarry Lane Chichester PO19 8NY

Proposed replacement of 1no. illuminated fascia sign on south elevation.

**Objection to the introduction of illumination to the signage due to the impact upon the character of the area. No objection to the signage itself should the illumination be omitted.**

CC/19/01682/FUL

19 Southgate Chichester PO19 1ES

Formation of 6 residential units through the creation of a second and third floor.

**No objection subject to appropriate noise mitigation in respect of the relationship between the proposed residential units and the Vestry adjacent.**

**It is noted that the application would not be subject to the 30% affordable housing requirement as it falls below the 11 dwelling threshold, however, more than 11 dwellings in total are proposed as part of the redevelopment of this building. Could the LPA look into the issue of avoidance of affordable housing contributions through splitting the redevelopment of a single building or site into several below-threshold planning applications, where a comprehensive redevelopment application would exceed the threshold and require a contribution.**

36 WHITEHOUSE FARM – A RESERVED MATTERS APPLICATION FOR 91 DWELLINGS

This item was discussed under Item 6 - Applications for Planning Permission.

37 NEIGHBOURHOOD PLAN

The Planning Adviser said that the arrangements for the production of a Neighbourhood Plan had been approved by Full Council at its meeting on 15 July 2019. Arrangements would now be put in place for this matter to be considered retrospectively at the CIL (Community Infrastructure Levy) Sub-Committee (to be arranged) for funding to be put in place.

38 APPEAL DECISION

- (i) APP/L3815/W/19/3222232  
22 Peacock Close, Chichester, West Sussex PO19 6YD  
Change of use of a 6-bedroom house (Class C4) to a 7-bedroom House of Multiple Occupancy (Sui Generis) for a maximum of 7 professionals.

The Committee RESOLVED to note that the Appeal had been allowed and planning permission granted subject to conditions.

39 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Chichester City Council Business Plan 2019-2023 (reviewing 2015-2019 Plan).
- Task and Finish Group (Climate and Single-Use Plastics) update from meeting

40 DATE OF NEXT MEETING

Wednesday 21 August 2019.

The meeting closed at 7.24pm.