

**MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD
ON WEDNESDAY 16 OCTOBER 2019 AT 5.30PM**

PRESENT: Councillors Bowden, Gaskin and Joy (Chairman)

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

APOLOGIES: Councillors Apel, Bell and Scicluna

IN ATTENDANCE: Planning Adviser and Mayoral/Administrative Assistant
Mr Colin Davies, (for CC/19.02241.FUL) and Mr Chris Purdy, MH Architects,
agent for the applicant.
Mr Geoff King, Tree Warden

ABSENT: Councillor Norrell

60 APOLOGIES FOR ABSENCE

As recorded above.

61 MINUTES

RESOLVED that the Minutes of the meeting held on 18 September having been printed and circulated were signed by the Chairman as a correct record.

62 UPDATE FROM THE PREVIOUS MINUTES

Any actions arising from the previous Minutes were included on the Agenda

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

The Mayor, as a member of the CCAAC and a Chichester District Councillor, declared a Personal Interest. Councillor Bowden, as a member of Chichester District Council, declared a Personal Interest.

64 PLANNING CONTRAVENTIONS

There were no planning contraventions to report.

65 APPLICATIONS FOR PLANNING PERMISSION

Week 37 – 11 September 2019

CC/19/01455/PA30

Case Officer: James Gellini

Finishing Touch (West Sussex) Limited 75 St James Road Chichester West Sussex

Notification for prior approval for a proposed change of first floor of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3).

No objection

CC/19/02193/FUL and
CC/19/02194/LBC
Case Officer: James Gellini
Laura Ashley 32 North Street Chichester West Sussex
Change of use of rear extension from A1 retail to C3 residential to create 1 no. dwellings (1 x 3 bed house) and associated parking. Internal modifications to Listed building.

No objection

CC/19/02215/ADV
Case Officer: James Gellini
7-8 East Street Chichester PO19 1HE
1 no non-illuminated fascia sign.

Objection. The proposal, including the vinyl decals and the fascia materials, does not accord with the design guidance and would harm the character and amenity of the conservation area.

List 38 – 18 September 2019

CC/19/02241/FUL
Case Officer: Caitlin Boddy
Glenmar House Brandy Hole Lane Chichester West Sussex
Demolition of the existing building and the construction of 6 no. flats with associated car parking and external works.

The applicant, Mr Colin Davies, and Mr Chris Purdy, MH Architects, Agents for the applicants, were present for this item. Mr Purdy gave a brief overview of the application and answered members questions.

After discussion, it was put to the vote and RESOLVED to raise an objection as follows:
Objection due to the impact on the character and amenity of the area as a result of the appearance and excessive scale, mass and bulk of the building and of the associated car parking and insufficient sustainability measures given the climate change situation.

CC/19/02337/FUL
Case Officer: William Price
St Pancras Court, Flat 10 St Pancras Chichester PO19 7LU
Refurbishment works to the existing residential unit

Objection to the use of corten steel as this would have an unacceptable impact upon the conservation area. No objection should a suitable alternative be proposed. Objection to the woodburning stove due to impact on the environment.

List 40 – 2 October 2019

CC/19/01991/FUL
Case Officer: Maria Tomlinson
2 The Gardens College Lane Chichester PO19 6PF
Change of use from dwellinghouse to student accommodation and associated alterations including demolition of existing single storey side extension, erection of two storey rear extension and single storey side extension, site access and parking.

No objection to the proposal itself, however objection to the 1.8m closed boarded fence to the front of the property. No objection should this be removed from the proposal or replaced with a suitable alternative, preferably a hedge. It is also requested

that the parking area be constructed in permeable material and that sustainability measures such as solar panels and electric car charging points are incorporated into the development.

CC/19/02093/FUL

Case Officer: Steve Harris

Bishop Luffa School Westgate Chichester West Sussex

Demolition of existing 3 no. mobile classrooms and shed and construction of new first floor extension.

No objection

CC/19/02424/REM

Case Officer: Joanna Bell

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, and informal open space and associated work on Phase 2, Parcel B, pursuant to permission 14/04301/OUT. (scheme 2)

This is a DUPLICATE application to that submitted under ref 19/01538/REM.

It is noted that this is a duplicate application to 19/01538/REM with two terraces of four dwellings now proposed in place of four semi-detached pairs of dwellings. The inclusion on both applications of 2 solar panels on 23 of the 91 dwellings is welcomed, however the City Council remains disappointed at the level of sustainability proposed and the comments on the previous comments (as below) still apply to both applications:

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

66 NEIGHBOURHOOD PLAN – UPDATE ON PROGRESS

The Planning Adviser said that a Public Meeting was held on Monday 14 October 2019 in the Assembly Room to launch the start of the Neighbourhood Plan process. The meeting had been well attended and had received much support from members of the public. A survey was now live and had already received press coverage and had so far received in excess of 500 responses. A facebook group had been set up and had over 100 members; the group has produced new ideas and provided information and opinion on the issues important to local residents.

The Committee expressed their grateful thanks for all the good work carried out by the Planning Adviser on the preparation of the Neighbourhood Plan and also to the Member Services Support Officer.

RESOLVED to note the current situation with regard to the Neighbourhood Plan work.

67 NOTICE OF MOTION FROM COUNCILLOR SHARP
(Council Minute 34 refers)

The Committee noted the Notice of Motion from Councillor Sharp, (ie: Trees), a copy of which was appended to the agenda. The Chairman introduced this item and invited comments from members. The Committee were supportive of the concept of the details therein and the Mayor confirmed that much of the content was already being observed by the City Council. The Planning Adviser said that she would look into the possibility of taking this forward with the Neighbourhood Plan. She would also be liaising with the Tree Warden.

RESOLVED note the current position and to continue to work towards carbon neutrality.

68 THE GOVERNMENT'S FUTURE HOMES STANDARD 2019

To note the government's consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings

The Committee RESOLVED to note the Government's Future Homes Standard 2019.

69 DATE OF NEXT MEETING

Wednesday 13 November 2019.

The meeting closed at 6.55pm.