

**MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD
ON WEDNESDAY 13 NOVEMBER 2019 AT 5.30PM**

- PRESENT:** Councillors Bell, Bowden and Norrell
- EX OFFICIO:** The Mayor (Councillor Plowman)
- ALSO PRESENT:** Councillor Sharp
- APOLOGIES:** The Deputy Mayor (Councillor J Hughes)
Councillors Joy, Gaskin and Scicluna
- IN ATTENDANCE:** Town Clerk and Planning Adviser
Mrs K Simmons of Genesis Town Planning (Agents for the applicant)
was present for applications CC/19/02522/FUL and CC/19/02574/OUT
- ABSENT:** Councillor Apel

In the absence of the Chairman, the Vice-Chairman, Councillor Bowden, took the Chair.

70 APOLOGIES FOR ABSENCE

As recorded above.

71 MINUTES

RESOLVED that the Minutes of the meeting held on 16 October 2019 having been printed and circulated were signed by the Vice-Chairman as a correct record.

72 UPDATE FROM THE PREVIOUS MINUTES

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

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

74 PLANNING CONTRAVENTIONS

The Planning Adviser updated the Committee on the following:

(i) 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. The Committee noted that the Enforcement Notice had now been complied with.

(ii) Wildwood, South Street

A revised compliance date of 12 February 2020 had been set.

(iii) 13 Parchment Street
(Minute 34(i) refers)

The appeal had been dismissed with costs awarded. A compliance date of 26 February 2020 had been set.

75 APPLICATIONS FOR PLANNING PERMISSION

Week 41 – 8 October 2019

CC/19/02287/FUL

Case Officer: Calum Thomas

St Pauls Church, Churchside Chichester PO19 6FT

Two storey extension with first floor balcony to east elevation, single storey extensions to the east and west elevations, new access ramp to south elevation with internal and external alterations.

No objection but would request environmental measures (such as high insulation levels).

CC/19/02462/ADV

Case Officer: James Gellini

72-73 South Street Chichester PO19 1EE

1 no. non-illuminated fascia sign.

Objection as the proposal does not accord with the appropriate design guidance and would have a detrimental impact upon the character and appearance of the conservation area. No objection should the proposal be amended to a painted timber fascia with painted lettering, however it is requested that the building number be included on the sign.

Week 42 – 16 October 2019

CC/19/02446/ADV and

CC/19/02447/LBC

Case Officer: James Gellini

Specsavers

65 East Street Chichester PO19 1HL

1 no. Fascia sign and 1 no. non illuminated perspex pod.

Objection as the proposal does not accord with the appropriate design guidance and would have a detrimental impact upon the character and appearance of the listed building and the conservation area. No objection should the proposal be amended to a painted timber fascia with painted lettering, however it is requested that the building number be included on the sign.

Week 43 – 23 October 2019

CC/19/02584/REM

Case Officer: Joanna Bell

Linden Homes And Miller Homes

Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex
PO19 3PH

Application for all outstanding reserved matters (layout, appearance, scale and landscaping) following outline planning permission CC/14/04301/OUT, for sports facility consisting of 1x adult rugby pitch, 1x adult football pitch, 1x adult cricket pitch and sports pavilion building with associated drainage, landscaping, parking and other works (Phase 1).

Objection as no charging points for electric vehicles are proposed and there is a lack of connectivity between the parking area and the public footpath and country park area. Increased parking should be provided to accommodate simultaneous use by a number of sports teams, spectators and users of the country park. Concern is raised about the potential conflict with the access for construction and sewerage works and also with the the southern access route which has not yet been confirmed.

Week 44 – 31 October 2019

CC/19/02522/FUL

Case Officer: Vicki Baker

13 Market Road Chichester PO19 1JW

Change of use from A1 to A3 including changes to fenestration of front shop.

Mrs K Simmons, Genesis Town Planning (Agents for the applicant) was present for this item.

No objection subject to appropriate materials and details of the shopfront being submitted.

CC/19/02574/OUT

Case Officer: Daniel Power

77 Property Ltd

23 Lavant Road Chichester PO19 5RA

Demolishment of existing dwelling replaced with a terrace of 3 no. dwellings, parking, landscaping and associated works.

Mrs K Simmons, Genesis Town Planning (Agents for the applicant) was present for this item.

Objection. The proposal would unacceptably impact the character of the area.

CC/19/02579/FUL

Case Officer: Daniel Power

Mr & Mrs Strudwick & Gibbs

Land North West Of Newbridge Farm Salthill Road Fishbourne West Sussex

Change use of land to travellers caravan site consisting of 4no. pitches each containing 1no. mobile home, 1no. touring caravan, 1no. utility dayroom; play area and associated works.

We regret the loss of this greenfield site and the openness of the countryside in this area and would request ecological mitigation. Subject to such mitigation

being provided, no objection subject to the comments of WSCC as the Highway Authority.

CC/19/02626/REM

Case Officer: Joanna Bell

Miller Homes Ltd

Land OnThe West Side Of Broyle Road Chichester PO19 3PH

All outstanding Reserved Matters for the erection of 29 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel P.3D, pursuant to permission 14/04301/OUT.

Objection. The design and appearance of the buildings is not considered high quality or locally influenced design. Orange brick is not characteristic of the local area. Two properties are proposed with triple parking which is inadequate. Electric car charging points should be provided for all properties. Concern is also raised regarding the access directly off the spine road to a shared surface with no footpath and poor visibility. There is a missed opportunity to make the most of views over the SANGS and a to create a pleasant frontage to it.

76 NEIGHBOURHOOD PLAN – UPDATE ON PROGRESS

The Planning Adviser said that there had been over 1000 responses to the questionnaire and the majority had been both helpful and positive.

She had attended a Primary School and given a presentation (it was the only school, of 10 contacted, to respond) some pictures for a painting competition suggested by the Mayor had been received from another school. The schools had also advised parents of the work being done on the Neighbourhood Plan and this outreach had been exceptionally helpful. Overall, a very good start had been made.

The Steering Group would hold its first meeting on Friday 15 November 2019 at 6.00pm.

Councillor Sharp said that communication to all members of the City Council was imperative, in order to ensure the continuing engagement of all; particularly concerning who had been invited to sit on the Steering Committee, and how they had been selected.

In response, Councillor Plowman listed all the Steering Committee members appointed so far, and their reasons for selection, and assured Councillor Sharp that the Planning Adviser would be issuing regular bulletins to Councillors to keep them apprised - this would include membership of the Steering Group. It was noted that membership of the Steering Group was not set in stone and could include others to ensure a Citywide representation of communities and interest groups.

77 REVIEW OF STREET TRADING CONTROLS IN CHICHESTER CITY CENTRE TO ADVISE THE COMMITTEE OF THE CONSULTATION BY CHICHESTER DISTRICT COUNCIL.

The Town Clerk advised the Committee that Chichester District Council's Cabinet agreed on 1 October 2019 for officers to undertake a consultation exercise to consider a more flexible licensing approach to Street Trading controls in Chichester city centre. The aim of this exercise aim was to welcome street trading, for example potential markets, in more areas of the city. At present, street trading by way of a Consent was prohibited within the city centre, with the exception of the pedestrianised areas of East Street, North Street, Crane Street and the southern part of St Martin's Street.

The District Council were proposing to extend the area of consented streets to include all the city's four main shopping streets and some side streets. Underpinning this aim was to offer greater flexibility for local events, open up Chichester's side streets, encourage visitors to explore other areas of the city and support the action plan associated with the Chichester Vision. The effect of the variation will be that street trading in those parts of the streets would continue to be prohibited unless it took place under the authority of a Consent issued by Chichester District Council, the process for which will remain and a consultation would take place for any application received. Maps showing the current and proposed areas were circulated to the Committee.

A 'Notice of Intention' would be published in December, to invite comments from the public. The findings from that consultation would be discussed at the District's Full Council meeting on 28 January 2020. If approved, the changes would take effect from 1 April 2020. These changes would not mean markets or events would automatically take place in the new areas. An application would need to be made to stage an event involving street trading and for that it would be considered by all the usual partners; at the current time this was not possible due to the existing controls.

It was also noted that the Community Affairs Committee would also consider this matter on 18 November 2019.

The Committee considered these proposals and whilst there was some concern about impact on City centre traders, there were many positive aspects arising from this consultation. The Committee felt that it was important for a full representation of markets to be provided including those of more general appeal as was generally represented by the current Wednesday market.

78 BUSINESS PLAN 2019-2023

This matter was deferred to the next meeting due to the low numbers present.

Councillor Norrell left the meeting.

79 TREE SUMMIT - MEETING ON 4 NOVEMBER – UPDATE

The Mayor and Councillor Sharp explained the valuable scoping work done but there was a significant amount of work still required to bring about this project.

80 TO NOTE THE MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION ON THE PROPOSED REFORMS TO PERMITTED DEVELOPMENT RIGHTS TO SUPPORT THE DEPLOYMENT OF 5G AND EXTEND MOBILE COVERAGE – CONSULTATION FROM 27 AUGUST 2019 TO 4 NOVEMBER 2019

The Planning Adviser informed members that the government was considering changes to the general permitted development order (the GPDO) and the consultation on this had just closed. It was noted that there are already very extensive permitted development rights for telecommunications equipment including new masts and extending existing masts within certain limitations. The changes being considered were to relax limitations even further with regard to equipment housing, widening of existing masts and extending the height of existing masts (to encourage mast sharing and fewer taller masts rather than more shorter masts).

The government was not consulting on the principle of this type of development or whether it is or should be supported. It was only consulting on specific technical and planning related questions, such as should permitted development for mast height extensions be raised from the current limit of 25m and if so what to and why.

The Committee RESOLVED to note the current situation.

81 APPEAL DECISIONS

(i) Application Ref: CC/19/00767/DOM
8 Parchment Street
Chichester PO19 3DA

(ii) Application Ref: CC/19/00768/LBC
8 Parchment Street
Chichester PO19 3DA

It was RESOLVED to note that the appeals had been dismissed by the Planning Inspectorate.

82 ITEMS TO BE INCLUDED ON THE NEXT AGENDA

- Business Plan
- Identification of land for a new crematorium

83 DATE OF NEXT MEETING

Wednesday 11 December 2019

The meeting closed at 7.35pm