

CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING

HELD ON WEDNESDAY 22 AUGUST 2018 AT 5.30PM

- PRESENT : Councillors Joy, Kilby (Chairman) and Keyworth
- EX OFFICIO : The Deputy Mayor (Councillor Tupper)
Councillor Galloway
- ALSO PRESENT : Councillor Sharp
- APOLOGIES : The Mayor (Councillor Bell)
Councillors Dignum, M Evans and Plowman
- ABSENT : Councillor Dempster
- IN ATTENDANCE : Mayoral/Administrative Assistant
A representative of Genesis Town Planning agents for CC/18/01889/FUL
A local resident for Item 5(ii)

The Chairman, on behalf of the Committee, expressed many congratulations to the Planning Adviser upon the birth of her baby girl.

40 APOLOGIES FOR ABSENCE

As recorded above.

41 MINUTES

RESOLVED that the Minutes of the meeting held on 25 July 2018 having been printed and circulated were signed by the Chairman as a correct record.

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

Councillors Galloway and Kilby, as a member of Chichester District Council, declared Personal Interests.

43 PLANNING CONTRAVENTIONS

There were no planning contraventions.

44 APPLICATIONS FOR PLANNING PERMISSION

Copies of the plans for each application were circulated to members prior to discussion.

(i) CC/18/01623/REM

Graylingwell Hospital College Lane Chichester PO19 6PQ

Application for approval of reserved matters following 14/01018/OUT for details of the layout of the site, the scale, the appearance of the building(s) and the landscaping of the site. 101 no. new dwellings including increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event parking

RESOLVED to raise No objection subject to the removal of the 3 double garages on the road frontage north of the south eastern most apartment block and their replacement with parking spaces and additional tree planting.

- (ii) CC/18/01761/FUL
Parkview Homes Ltd
19 Southgate Chichester PO19 1ES
Partial demolition of building followed by erection of replacement additions to side and rear of premises comprising 9 residential units over four floors. Various internal and external alterations to remaining part of premises which is to be retained as A1 retail floor space, including new window openings and first floor infill addition

A local resident was present for this item and expressed concerns about noise nuisance, scaffolding and access whilst the demolition works were in progress. Although the comments were noted by the Committee, the Chairman advised that the appropriate agencies would need to be contacted about these matters.

After discussion, it was **RESOLVED to raise No objection in principle subject to appropriate noise mitigation as set out in appendix D of the noise report, and subject to the comments of the housing needs adviser regarding the housing mix of 7 no. 1-2 bedrooled units and 2 no. 3 bedrooled units.**

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?

- (iii) CC/18/01911/FUL
Land North of Barnfield Drive, East of Graylingwell Hospital, Barnfield Drive, Chichester West Sussex
A minor road to provide access between Phase 2 of the Westhampnett / North East Chichester Strategic development Location (application ref: 16/03791/OUT) and the Graylingwell Park Development

RESOLVED to raise No objection

Extracts from List 33 - 15 August 2018

- (i) CC/18/01889/FUL
77 Property Ltd
Whyke Grange 146 Whyke Road Chichester West Sussex
Change of use of existing double garage to 1 no. 2-bed dwelling and associated works.

A representative of Genesis Town Planning was present for this item to answer members questions.

After discussion it was **RESOLVED to raise No objection**

- (ii) CC/18/02017/FUL
65 Bradshaw Road Chichester West Sussex PO19 6TN
Change of use of the land for stationing of a dog pod for the use as a dog grooming business.

Objection. The proposal has potential to cause harm to neighbouring amenity through noise disturbance and the applicant has not demonstrated how this would be avoided

45 NATIONAL PLANNING POLICY FRAMEWORK UPDATE

This item was deferred for discussion at the next meeting of the Committee

46 NOTIFICATION OF PLANNING APPEALS

This item was deferred to report to the next meeting of the Committee

47 WEST SUSSEX MINERALS & WASTE PLANNING POLICY

It was RESOLVED To note that West Sussex County Council and the South Downs National Park Authority have adopted the new Joint Minerals Local Plan for West Sussex.

48 MINUTES OF SUB-COMMITTEES AND WORKING GROUPS

The Minutes of the Planning Delegation Sub-Committee meetings held on 23 July and 8 August 2018 having been previously circulated were approved and adopted.

49 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- National Planning Policy Framework - update
- Notification of Planning Appeals

50 DATE OF NEXT MEETING

Wednesday 19 September 2018

The Chairman further advised that the next meetings of the Planning Delegation Sub-Committees would be held on: Thursday 20 September 2018 and Wednesday 10 October 2018 at 9.30am.

The meeting closed at 6.05pm.