

**MINUTES OF THE VIRTUAL MEETING OF
THE PLANNING AND CONSERVATION COMMITTEE MEETING
HELD ON THURSDAY 1 APRIL 2021 AT 5.00PM**

- PRESENT:** Councillors Joy (Chairman) Bell, and Gaskin
- EX OFFICIO:** The Mayor (Councillor Plowman) Deputy Mayor (Councillor J Hughes)
Councillors Apel and Scicluna
- ALSO IN ATTENDANCE:** Planning Adviser, and Mayoral/Administrative Assistant,
West Sussex County Councillor Simon Oakley
Chichester District Councillor John Henry-Bowden
For CC/20/01590 – 30 Highland Road only:
Mr Will McClaren-Clark (local resident)
Mr John Halliday (on behalf of Summersdale Residents Association)
Mrs Helen Smith (local resident)
- ABSENT:** Councillor Turbfield

121 MINUTES OF MEETING OF COMMITTEE HELD ON 4 MARCH 2021

RESOLVED that the Minutes of the meeting held on 4 March 2021 having been printed and circulated be approved and be signed by the Chairman as a correct record at a later date.

122 APOLOGIES FOR ABSENCE

As recorded above.

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

The Mayor and Councillor Scicluna, as members of Chichester District Council and as members of the CCAAC declared a Personal Interest. Councillors Apel and Bell, as members of Chichester District Council, declared a Personal Interest.

124 APPLICATIONS FOR PLANNING PERMISSION

The Planning Adviser advised members of the attendance of members of the public for this item and gave a brief overview of the Planning system with the aid of a visual presentation. The Planning Adviser then outlined the amended proposals.

- (i) CC/20/01590/DOM |
30 Highland Road Chichester West Sussex PO19 5QT
Alterations to existing dwelling together with ground floor rear extension and side porch
Amended Plan

The Chairman invited those members of the public present to address the Committee in turn, advising them of the 3-minute timeline. Representations were made objecting to the application and it was felt that the proposal, as set out within the amended plans, remained

out-of-keeping with the historical nature of the neighbourhood and constituted overdevelopment of the site.

A discussion took place during which members also expressed a number of concerns aligning with those set out by the speakers. Despite a strong fallback position in terms of permitted development (if constructed as a standalone building project excluding projections to the rear beyond 4m), members felt the impact of the development taken as a whole would be so significant in this particular case as to justify refusal.

It was therefore put to the vote and **RESOLVED** to raise a **Strong objection on the basis that the proposal would harm the character and appearance of the street scene and the amenity of the local area.**

The Chairman thanked Will McClaren-Clark, John Halliday and Helen Smith for attending the meeting and expressing their views and they were invited to leave the meeting if they so wished.

Week 8 – 17 February 2021 – No Committee items

Week 9 – 24 February 2021

CC/21/00382/FUL

Case Officer: Martin Mew

Bellway Homes Limited (Wessex)

Bartholemews Holdings Bognor Road Chichester West Sussex

Demolition of existing office building and redevelopment for 9 dwellings, including access, parking, landscaping, amenity space and associated infrastructure.

RESOLVED to raise a **Strong Objection due to the design, appearance and layout which do not conform to secure by design principles or provide a functional and practical layout. Uniquely in the physical context of this specific site, where the topography and surrounding layout and uses do not, and cannot, form a strong residential frontage to Bognor Road around the railway bridge, the City Council considers that it would be appropriate to consider a design solution which preferably retains the iconic local building, or otherwise with the orientation of frontages turning inwards towards the estate, rather than creating a frontage along Bognor Road to which the houses, as proposed, do not properly connect in any case, or with an apartment building for better layout and use of space.**

The City Council support the redevelopment of the site in principle and would request a meeting between the City Planning Adviser, the developer, and CDC planners to discuss an appropriate design solution to make the most of the development opportunity and its potential for visual and social impact in this position.

Further **RESOLVED** that the Mayor would contact Bartholemews directly to ask them to reconsider the application and that the Planning Adviser take the necessary action should the applicant accept the offer of discussing the plans.

CC/21/00461/REM

Case Officer: Steve Harris

Miller Homes Ltd And Vistry Group 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 a one-form entry primary school and associated ancillary buildings, access, parking, landscaping and works in relation to the above pursuant to permission CC/14/04301/OUT.

RESOLVED to raise **No objection subject to suitable materials which should preclude unsuitable UPVC windows and doors. We would also request an area of green roof, which should not necessitate the loss of any solar panels. The building should achieve BREAAAM excellent in line with government objectives for new public buildings.**

Councillor Apel left the meeting.

Week 10 – 3 March 2021

CC/21/00187/ADV

Case Officer: Jeremy Bushell

Phase 9A Former Graylingwell Hospital Kingsmead Avenue Chichester West Sussex

Erection of 21 no. non-illuminated flag poles and 6 sections of illuminated hoarding posters.

RESOLVED to raise an **Objection. Illuminated hoarding signs would harm the character and appearance of the conservation area. No objection should the illumination be omitted.**

CC/21/00251/LBC

Case Officer: Calum Thomas

37 And 37A South Street Chichester West Sussex

Change of use from Office to Residential, to create two dwellings. Side and rear extensions, loft alterations, including dormers and internal modifications.

RESOLVED to raise **No objection subject to the advice of the Historic Buildings Officer.**

CC/21/00629/FUL

Case Officer: Vicki Baker

Chichester College Avenue De Chartres Chichester West Sussex

Erection of a timber-framed flat-roofed building with covered deck areas for SEN provision on college site.

RESOLVED to raise **No objection.**

125 NEIGHBOURHOOD PLAN – AN UPDATE ON PROGRESS

The Mayor updated the Committee and said that most of the studies had now been carried out and that more community work was now needed, following up PLACE work.

The Planning Adviser said that further to the studies which have already been completed, additional commissioned work relating to infrastructure projects such as the Amphitheatre park and the City Walls was imminently due to be completed and the relevant parties would be directed to the Mayor for presentation to the Steering Committee. There needed to be clarification of who was still a member of the Steering Group, both for members themselves and also as a published list for residents to see.

It would be important to commission work as soon as possible which could contribute to Neighbourhood Plan policies which had already been recognised as potentially beneficial to the City, for example an analysis of the characteristics of Chichester building design, to give housebuilders and planning decision-makers guidance on locally influenced design. Similarly, a document addressing acceptable street layouts for Chichester, requiring pavements, cycle lanes, frequent lay-bys for shopping delivery trucks, parking layouts etc. locally specific to meet the needs of Chichester residents. These were issues that had been noted on previous applications where a suitably strong objection was difficult to make because there were no specific policies requiring developers to provide for or address these

issues. Each application where a similar situation arises should be viewed as an opportunity to identify where specific policy is lacking, so that the Neighbourhood Plan can produce the necessary work to develop and adopt new policy. The Mayor confirmed that this would be looked into.

The Chairman enquired of the study on carbon emissions and how many more meetings were planned. The Planning Adviser confirmed that this had been published on the website.

Councillor Gaskin said that she wished to reiterate the need for sustainability. The Mayor confirmed. First steering group climate change emergency had been observed at the first meeting of the steering group.

Councillor Bell said that he had heard from Chichester District Council that a Vision meeting had taken place and was anxious that the City Council had representation at this meeting. The Planning Adviser confirmed that she had attended this meeting.

Councillor Bell enquired whether the application for enclosing the Council House portico would come to this Committee. The Planning Adviser confirmed that this was the case, however, no comment could be made. Councillor Bell was pleased to note this.

Councillor Oakley commented on the Environmental Impacts and Habitats Regulation Assessment and that this had delayed previous Neighbourhood Plans. The Planning Adviser said that effectively the document assessed the environmental impact of the policies that were going to be adopted and should form part of the policy making process rather than being an add-on procedure afterwards, and where this was the case, it should not cause any significant delay.

RESOLVED to note the current situation.

126 WHITEHOUSE FARM – FEEDBACK

The Mayor said that the latest planning application had just come through and meetings were continuing on Phase 2. Discussions were ongoing and that good progress was being made. A consistent channel of communication had been developed between Councillors, Officers and developers. The Mayor said that a model had been developed and that having all stakeholders together had been very beneficial.

Councillor Scicluna left the meeting.

127 LOCAL PLAN – UPDATE

The Mayor commented on the one-year delay of the Local Plan. He said there was also a huge amount of work going on with wastewater and Chichester Harbour. Meetings with Southern water were planned. It was hoped that housing requirement could be matched to the area.

Councillor Bowden said that the postponement of the Local Plan was particularly beneficial for the City in getting the Neighbourhood Plan going forward to enable it to be integrated with the Local Plan. He enquired as to the timetable for the Neighbourhood Plan to be put to consultation. The Mayor said that it was hoped that this would be in approximately one year's time. Councillor Bowden said that Chichester District Council would be very keen to get its Local Plan revision ahead of the Neighbourhood Plan and that discussions were necessary to achieve this. The Planning Advisor stated that the revised Local Plan timetable had now been published on the District Council's website, outlining key anticipated dates in the plan making process.

Councillor Bell said that the Local Plan was in the public realm and items such as Feasibility Study on the Stockbridge Link road. There was concern amongst Residents Associations about the impact of the A27 online works and the impact south and north of the A27 whilst work was in progress.

The Mayor left the meeting.

128. NITRIFICATION MITIGATION – POLICY FOR AGRICULTURAL LAND RESPONSE FROM CHICHESTER DISTRICT COUNCIL (*attached*)

The Planning Adviser referred to her email attached to the Agenda. This matter is being addressed further by Chichester District Council and the Mayor had advised he would update on progress in due course.

129 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Neighbourhood Plan – update
- White House Farm – update
- A27 noise issues

130 DATE OF NEXT MEETING

Thursday 29 April 2021

The meeting closed at 6.49pm.