

**MINUTES OF THE VIRTUAL MEETING OF
THE PLANNING AND CONSERVATION COMMITTEE MEETING
HELD ON THURSDAY 29 APRIL 2021 AT 5.00PM**

- PRESENT:** Councillors Joy (Chairman) 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
- APOLOGIES:** Councillor Bell
- ABSENT:** Councillor Turbefeild

131 MINUTES OF MEETING OF COMMITTEE HELD ON 1 APRIL 2021

RESOLVED that the Minutes of the meeting held on 1 April 2021 having been printed and circulated be approved and be signed by the Chairman as a correct record at a later date.

132 APOLOGIES FOR ABSENCE

As recorded above.

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

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

134 STREET NAMING AND NUMBERING

To consider the following proposal:
Whitehouse Farm Phase 3D. Miller Homes
Proposed street names: Buckner Crescent and Dunstall Close
Both names follow the previous pattern of local artists

After discussion, the Committee felt that further clarification was needed as to whether the houses in question faced onto Drovers Lane. The Property Manager would have further information but had given his apologies for this meeting. It was therefore felt that further discussion should be deferred to the next meeting of the Committee on 27 May 2021.

RESOLVED that this item be deferred to the next meeting of the Committee on 27 May 2021.

135 APPLICATIONS FOR PLANNING PERMISSION

Week 9 – 3 March 2021

The Planning Adviser presented the following applications with the aid of a visual presentation:

CC/21/00460/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 buildings within the West of Chichester Local Centre to include a retail building with 8no. affordable dwellings, 4no. employment (office) buildings, 2no. health care facility buildings, a community centre and public open space to include a Locally Equipped Area of Play and Multi-Use Games Area; associated parking, landscaping and associated work in relation to the above; all pursuant to permission CC/14/04301/OUT.

Recommendation: Strong objection. Although functional, the buildings proposed create an unattractive and unwelcoming character to the community centre. The boxy, overly urban appearance, uniform heights and harsh skyline, aspire to create an unnecessarily intensively urban character, and fail to do so successfully because the density of the buildings here do not allow for it. This is a suburban centre, and should be designed accordingly. The buildings should feature more variation in heights, rooflines, and building articulation, in order to create a more appropriate suburban character with an attractive appearance for local residents to enjoy. Concern is also raised at the lack of high quality central public amenity space and sustainability measures. The City Council would be happy to meet with the developers to discuss the design principles.

Week 12 – 24 March 2021

CC/21/00618/LBC - Case Officer: William Price
Mr C Nicolaou
14 South Street Chichester PO19 1EJ

Internal alterations to ground floor, non-illuminated 1no. projecting sign and 1no. fascia sign

Recommendation: Objection. There is a lack of signage detail provided, particularly regarding the projecting sign. The details shown do not conform to the design guidance and would harm the character and appearance of the conservation area. Prior to providing additional details, the applicant should be informed of the design guidance requirements, particularly the importance of hand painted signage, so that an alternative, less busy design may be proposed.

Week 13 – 31 March 2021

CC/21/00534/FUL - Case Officer: William Price
Mr & Mrs Morris
Martins Farm Graylingwell Hospital College Lane Chichester
Vehicular access, driveway, entrance gates and boundary fence.

Recommendation: Objection to the 2m fencing adjacent to the street due to the harm to amenity, perception of natural surveillance and safety, and the attractiveness of the street scene. Gravel surfacing adjoining the road may cause harm to safety and amenity, a resin-bound surface or similar would be more appropriate in this regard, so as to avoid stone spillage onto the highway. Concern is also raised about the impact of the fence upon the trees.

(Note to officer: CDC Cllr Simon Oakley, attending the City Council's Planning Committee as an observer, raised the issue of the 2m fence possibly being permitted development since Connolly Way may not be adopted highway. I advised the adoption or otherwise of the highway does not affect the permitted development right to erect fencing over 1m high, as long as the road in question is land over which the public have the right to pass over. However, Cllr Oakley has requested this is checked. Thank you).

CC/21/00830/DOM - Case Officer: Vicki Baker
Mr & Mrs Grove & Jill Shaw
Old Orchard Place Rew Lane Chichester PO19 5QH
Two storey extension to north, single storey extension to south west, roof alterations including new dormers, alterations to east and west elevations, new detached garage.

Recommendation: No objection, subject to the comments of the District Archaeologist.

Week 14 – 7 April 2021

CC/21/00784/FUL - Case Officer: Calum Thomas
Sussex Inns Ltd
21-23 Southgate Chichester PO19 1ES
Use as a public house (class A4 drinking establishments) with ancillary live and/or recorded music at ground floor and ancillary bedroom accommodation at first floor (retrospective).

Recommendation: No objection

CC/21/00933/LBC & CC/21/00934/ADV - Case Officer: Oliver Naish
Ms Liz Lee
31-32 East Street Chichester PO19 1HS
Repair and replacement of existing shop frontage fascia signage.

Recommendation: Objection. The plastic material proposed and the design with multiple line text would harm the character and appearance of the listed building and conservation area. No objection should the design be amended to show one line of text, hand painted, in accordance with design guidance requirements.

CC/21/00967/ADV - Case Officer: Vicki Baker
Mr Devlin
Marriott House Tollhouse Close Chichester PO19 1SG
Installation of 2 no. non-illuminated post mounted entrance signs.

Recommendation: Objection due to the scale, design and appearance of the proposed signage, which would harm the character and appearance of this sensitive and prominent location opposite the city walls and along a major route through the city. The size, prominence and nature of the signs misleadingly indicate that Tollhouse Close is the entrance to the Marriot care home, whereas it is the entrance to a number of different addresses of which the Marriot is only one. This could cause confusion and hesitation to road users, possibly impacting highway safety.

Week 15 – 14 April 2021

CC/21/00862/ADV - Case Officer: Oliver Naish
Mr Daniel Poole
Bartholomews Specialist Distribution Bognor Road Chichester PO19 7TT
Erection of 9 no. non-illuminated pole mounted flags.

Recommendation: Objection due to the impact on the character and amenity of the area of the excessive concentration of flags on the site. No objection should the number be reduced to 5 flags or fewer.

CC/21/00932/ADV - Case Officer: Alicia Snook
Mr Ron Booker
41 East Street Chichester West Sussex PO19 1HX
1 no. non-illuminated fascia sign.

Recommendation: Objection. The material, acrylic, is inappropriate and contrary to the design guidance, and would harm the character and appearance of the conservation area. No objection should the application be amended to hand painted.

CC/21/00956/REM - Case Officer: Steve Harris
Vistry Southern
Land West Of Centurion Way And West Of Broyle Road Chichester West Sussex
All outstanding Reserved Matters for the erection of 84 dwellings with associated parking, landscaping, informal open space and associated work on Phase 6I, pursuant to permission 14/04301/OUT (scheme B).

Recommendation: No objection.

CC/21/01046/ADV - Case Officer: Steve Harris
Mrs Laura Driver
Land West Of Centurion Way And West Of Broyle Road Chichester West Sussex
Erection of 5 no. flag poles and 1 no. Tri-set sign in connection with the Phase 3C development.

Recommendation: No objection.

136 NEIGHBOURHOOD PLAN – AN UPDATE ON PROGRESS

The Mayor said that there had been a thorough discussion on the Neighbourhood Plan at the recent Council meeting and it had been recognised that improved communication was paramount. He said that this was being addressed and that work had started on community engagement with the re-vamped website and the proposed newsletter, together with details about the Steering Group and PLACE work.

Councillor Joy mentioned that sustainability should be a fundamental basis for the Neighbourhood Plan.

RESOLVED to note the current situation.

137 WHITEHOUSE FARM – FEEDBACK

Councillor Apel said she and Councillor Bowden had attended a meeting with Chichester District Council about the Chalkstream and one of the areas of concern was the planting of hundreds of trees which were now suffering due to lack of watering. The financial implication was also of great concern. Cycle paths was mentioned. Councillor Apel said that it was important that these matters be fed back to the developers.

Councillor Bowden said that there was a plan of action to obtain an adequate watering programme from the site manager.

Councillor Scicluna left the meeting.

138 LOCAL PLAN – UPDATE

The Mayor re-iterated that the Local Plan had been delayed, most issues were about the road infrastructure. He said that two reports on transport were due in July. Negotiation on the housing numbers was an issue and a great deal of work was still to be done.

The Mayor left the meeting.

139 A27 – NOISE ISSUES

The Planning Adviser said the Councillor Bell had requested that this item be on the agenda and had said that the Police had wanted identification of the areas where the motorcycle noise was an issue and that to email him in the first instance. Councillor Apel commented that Dr Boize, who had previously highlighted this, was a good point of contact.

140 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

- Neighbourhood Plan – update
- White House Farm – update

141 DATE OF NEXT MEETING

Thursday 27 May 2021

The meeting closed at 6.20pm.