

**NOTES OF THE VIRTUAL MEETING OF
THE PLANNING AND CONSERVATION WORKING GROUP MEETING
HELD ON THURSDAY 11 NOVEMBER 2021 AT 2.00PM**

- PRESENT:** Councillors Corfield, Gaskin, Plowman (Chairman)
and Quail (Vice-Chairman)
- EX OFFICIO:** The Mayor (Councillor J Hughes) and Councillor Scicluna
- ALSO IN ATTENDANCE:** Planning Adviser and Mayoral/Administration Assistant
Property Manager and Councillor Sharp
West Sussex County Councillor Simon Oakley
Dr Linda Boize
- APOLOGIES:** Councillors Apel and Gershater
- ABSENT:** The Deputy Mayor (Councillor Joy)

61 MINUTES OF MEETING OF COMMITTEE HELD ON 14 OCTOBER 2021

AGREED that the Minutes of the meeting held on 14 October 2021 having been printed and circulated be approved and be signed by the Chairman as a correct record at a later date.

62 APOLOGIES FOR ABSENCE

As recorded above.

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

The following Personal Interests were declared:

Councillor Plowman as a member of Chichester District Council and a member of the CCAAC. Councillor Scicluna as the City Council's representative on the CCAAC. Councillor Quail as Chairman of the Westgate Residents Association.

**64 STREET NAMING AND NUMBERING – MILLER HOMES
WHITEHOUSE FARM PHASE 6H**

Members noted the layout plans and plot to postal details appended to the Agenda.

The Property Manager was in attendance for this item and explained the rationale behind the choice of the proposed names, ie: Woodpecker Way, Chalk Stream Lane and Red Deer Close. He thanked Councillor Scicluna for her valuable help in researching the proposed names. With the aid of a visual presentation, he explained the location plans. The Property Manager said that developer and Royal Mail supported the proposed names and number sequencing.

Councillor Quail said that it was ironic that the features ie: chalk stream, red deer and woodpecker should be perpetuated in the street naming by saying that the chalk stream had

been severely damaged. She further commented on the absence of the red deer and the woodpecker.

Councillor Scicluna responded by saying that the names had been proposed by the Parklands community and residents because they wanted to perpetuate the memory of these creatures together with the chalk stream.

After discussion it was AGREED that the names: Woodpecker Way, Chalk Stream Lane and Red Deer Close, as proposed, be advised to Royal Mail accordingly.

65 PAVEMENTS IN THE CITY CENTRE – UPDATE

The Property Manager updated members on his discussions with West Sussex County Council's Chris Dye, Highways Area Manager, and Greg Ockwell, Head of the Growth team. He said that they had discussed lower-cost options which could potentially be a way forward in the short to medium term to deal with the health and safety issues highlighted. These were based around the tarmac option which, although not ideal, there were ways and means of making this look more aesthetically pleasing. There were also sustainable options, eg: those made from re-cycled plastic bags, replacing the bitumen in tarmac. Colour coatings were also a consideration.

Councillor Scicluna said that black tarmac would be unsuitable as it looked too much like a road. She further commented that a colour in keeping with the historical nature of the city should be considered.

Councillor Sharp had also had a meeting with West Sussex County Council to discuss this issue and said that it was a necessity to have all three Councils, ie: West Sussex County Council, Chichester District Council and Chichester City Council involved.

The Planning Advisor mentioned resin-bonded aggregate as a possible sustainable more affordable solution. The Property Manager responded by saying that WSCC Highways had said that the durability of this surface was in question, particularly with HGV's. He said however, that a colour coated tarmac could be an option.

The Property Manager showed an example of coloured tarmac currently being used in Romsey, although it was noted that this was a road as opposed to a pavement.

The Chairman said that it was important to have a surface that was affordable, durable and that in addition health and safety was of a prime concern.

The Chairman said that this matter would be discussed further at the next meeting, when hopefully, there would be more feedback from West Sussex County Council as the Highway Authority.

66 APPLICATIONS FOR PLANNING PERMISSION

Week 40 – 6 October 2021

CC/21/02880/ADV - Case Officer: Rebecca Perris & CC/21/02893/FUL - Case Officer: Sascha Haigh (week 41)

Mr James France

48 East Street Chichester PO19 1HX

New illuminated fascia signs to front and rear of building to replace existing. Shopfront resprayed with new paint.

Recommendation: Strong objection, for the following reasons:

- The design, appearance, colours and materials of the fascia signage, as well as the proposed illumination, including light boxes, would harm the character and appearance of the area.
- “Respraying” is not appropriate in the conservation area where hand painting is required in order to give a suitable finish and appearance.
- Excessive use of vinyl covering whole windows and doors would reduce interaction with the street and the perception of vitality.
- The light boxes and other window blocking advertisements are inappropriate and harm the character and appearance of the building and conservation area.
- Although the applications’ descriptions relate to advertisements and respray of the shopfront, the plans show removal and replacement of the wooden shopfront; decorative timber upstands and some mullions are shown to be replaced with brick, harming the historic character and appearance of the building and surrounding conservation area.
- It is requested that the red line application area is checked, as the plans appear to show works to the East Street frontage outside of the red line boundary. It is also noted that the applicants have marked at least one proposed plan as “approved” which is misleading; this marking should be removed.

Week 41 – 13 October 2021

CC/21/02824/FUL & CC/21/02825/FUL (week 42) - Case Officer: Calum Thomas

Mr and Mrs Morris

Martins Farm Graylingwell Hospital College Lane Chichester

Replacement dwelling. Temporary mobile on-site accommodation for 2 years to facilitate works.

Vehicular access driveway and timber gate.

Recommendation: No objection. Developers should explore all opportunities for sustainable development, including a high level of insulation as well technologies such as solar panels and ground or air source heat pumps where appropriate. In the interest of local ecology as well as the wider environment, trees and hedges should be retained if possible. Where these are removed, replacement planting should be carried out.

CC/21/02885/FUL & CC/21/02886/LBC - Case Officer: Rebecca Perris

Ms Josephine Henty

White House Farm & Barn Old Broyle Road West Broyle Chichester

Proposed internal/external alterations to farmhouse. Change use of former agricultural barn to separate dwelling to include rear extension, and associated works. New detached car garage and bin/log store. Hard/soft landscaping to garden.

Recommendation: No objection. Developers should explore all opportunities for sustainable development, including a high level of insulation as well technologies such as solar panels and ground or air source heat pumps where appropriate. In the interest of local ecology as well as the wider environment, trees and hedges should be retained if possible. Where these are removed, replacement planting should be carried out.

Week 42 – 20 October 2021

CC/21/02894/FUL - Case Officer: Rebecca Perris

Mr & Mrs Street

4 Brandy Hole Lane Chichester PO19 5RJ

Proposal of replacement dwelling, garage and garden room, new access with entrance gates and piers to the front and a swimming pool to the rear

Recommendation: No objection, however, consideration should be given to the addition of a privacy screen along the eastern side of the roof terrace to protect neighbouring amenity.

Developers should explore all opportunities for sustainable development, including a high level of insulation as well technologies such as solar panels and ground or air source heat pumps where appropriate. In the interest of local ecology as well as the wider environment, trees and hedges should be retained if possible. Where these are removed, replacement planting should be carried out.

Week 43 – 27 October 2021

CC/21/02951/FUL - Case Officer: Rebecca Perris

Mr & Mrs Church

The Haven Chestnut Avenue Chichester PO19 5QE

Replacement dwelling and associated works.

Recommendation: No objection. Developers should explore all opportunities for sustainable development, including a high level of insulation as well technologies such as solar panels and ground or air source heat pumps where appropriate. In the interest of local ecology as well as the wider environment, trees and hedges should be retained if possible. Where these are removed, replacement planting should be carried out.

67 NEIGHBOURHOOD PLAN – UPDATE

The Chairman said there had been a very significant meeting held recently looking at the refreshment of the Steering Group and that the meeting had identified three areas to take forward:

1. Analysis and research of the PLACE studies already carried out.
2. Remaining areas to complete PLACE studies
3. Engagement of schools and young people

Another meeting would be held soon to put together the Steering Group. He thanked Councillor Corfield for embracing the action with the schools.

Councillor Scicluna said that she had attended the meeting and had been impressed with Richard Eastham (Feria Urbanism) and also the number of people who had volunteered.

Councillor Sharp had contacted three primary schools and was pleased to note their feedback.

Councillor Scicluna wanted assurance that every member would receive a copy of the Terms of Reference of the Steering Group. The Chairman clarified this.

The Chairman said that there was a need to engage young people and he was very optimistic going forward. He commented on the positive good work being undertaken.

68 A27 CHICHESTER BYPASS – UPDATE FROM NATIONAL HIGHWAYS PARISH COUNCIL WORKSHOP HELD ON WEDNESDAY 3 NOVEMBER 2021

The Chairman said that four options were to be explored but that this was part of a much larger exercise. This would be reported when further details were available.

69 WHITEHOUSE FARM – FEEDBACK

The Chairman said that the Primary School application had been approved by Chichester District Council and would be built when the 500th dwelling was in place. Phase II had had feedback from the developer and it would appear that the southern access road consultation would not be discussed until the planning application had been received.

The timetable was currently behind, and it was anticipated that the outline planning application would not be received until early in new year. The country park was now open. Allotments would be available at the construction of the 500th dwelling and would be on a first come first served basis.

Councillor Gaskin commented on the medical facility. The Chairman said that this was scheduled for going into the Southern Gateway and that it had been felt that Whitehouse Farm did not need a surgery. Councillor Apel had discussed this with Chichester District Council. It was noted that the YMCA could potentially have two treatment rooms.

70 SOUTHERN GATEWAY

The Chairman said there was no further update; but commented on the review to be conducted by Chichester District Council in December to look at the whole area. The bus depot site and the school site were considerations for discussion.

Councillor Gaskin re-iterated the sustainability aspect of the development.

Councillor Sharp commented on West Sussex County Council Superhubs (eg: bus stops) and had written to WSCC to enquire further of this.

71 ITEMS TO BE INCLUDED ON AGENDA FOR NEXT MEETING

Councillor Scicluna enquired whether written reports for items on the agenda could be submitted prior to its dispatch as this would be helpful, particularly for members of the public attending meetings.

- Neighbourhood Plan
- Whitehouse Farm - update
- Pavements in the City Centre - update
- Oaklands Way Crossing – Councillor Sharp

72 DATE OF NEXT MEETING

Thursday 9 December 2021 at 2.00pm.

The meeting closed at 3.15pm.