



CHICHESTER CITY COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER AT 2.00PM ON THURSDAY 21 JULY 2022

- PRESENT:** Councillors Quail (Chairman), Corfield, Gaskin and Gershater
- EX-OFFICIO:** The Mayor (Councillor J Joy), Councillor Apel (Chairman of Community Affairs), Councillor Scicluna (Chairman of Finance)
- ALSO PRESENT:** Councillors Sharp, Carter
- IN ATTENDANCE:** Member Services Support Officer, Planning Adviser, Mrs Carol Knight (planning application CC/22/01178/DOM), Mr Ben Smith (Smith Simmons Partners, Planning Agent – CC/22/01178/DOM), Mr Cliff Heys-Limonard (planning application CC/21/03188/DOM), Mr Ian Sumnall and Mr Philp Maber (Chichester and District Cycling Forum) for the supplementary agenda item, West Sussex County Councillor Simon Oakley.

30. APOLOGIES FOR ABSENCE

Apologies with a reason were received from the Deputy Mayor, Councillor Plowman.

31. MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 23 JUNE 2022.

RESOLVED that the Minutes of the Meeting held on Thursday 23 June 2022, having been printed and circulated, be approved and signed by the Chairman as a correct record.

32. DECLARATIONS OF INTEREST FROM MEMBERS OF THE PLANNING AND CONSERVATION COMMITTEE

Councillor Scicluna declared an interest as the City Council representative on the Chichester Conservation Area Advisory Committee.

Councillor Quail declared an interest as Chair of Westgate Residents Association.

The Mayor declared an interest as a Member of West Sussex County Council for Chichester West.

Councillor Sharp declared an interest as a Member of West Sussex County Council and Chichester District Council. She also declared an interest as a member of Chichester and District Cycling Forum.

Councillor Apel declared an interest as a Member of Chichester District Council.

Councillor Gershater declared an interest as a Public Governor of Sussex Community NHS Foundation Trust.

33. ENFORCEMENT NOTICE APPEAL

The Committee noted the enforcement appeal.

34. APPLICATIONS FOR PLANNING PERMISSION

CC/22/01178/DOM - Case Officer: Emma Kierans

19 Highland Road Chichester West Sussex PO19 5QX

Remodelling and extension to existing bungalow to form 4 no. bedroom bungalow with 2 no. bedroom annexe.

Objection. The scale and bulk of the proposal and its proximity to the neighbouring dwelling would result in an unacceptable impact on neighbouring amenity.

CC/21/03188/DOM - Case Officer: Emma Kierans

37 Whyke Lane Chichester PO19 7US

Erection of side and first floor extension.

Strong objection. The scale, proportions, design and appearance of the proposal is out of keeping with the conservation area and would harm the character and appearance of the area. The height, scale and position of the building would harm the amenity of the neighbours to its immediate north. There is concern that the proposal would provide insufficient garden space and parking to serve such a substantial family home.

CC/22/01485/OUTEIA - Case Officer: Steve Harris

Vistry Group and Miller Homes

Land To The West Of Centurion Way; Land At Bishop Luffa School; Land At And Adjoining Westgate And; Land To The North-east Of Old Broyle Road And St Pauls Road

Outline planning application with all matters except Access reserved for the second phase of development of the West of Chichester Strategic Development Location (SDL) for 850 homes and employment land with vehicular, pedestrian and cycle access from Westgate and via phase 1, extensions to approved phase 1 community facility and primary school, informal and formal open space (including northern Country Park), playing pitches and associated landscaping, utilities and drainage infrastructure. Associated demolition of existing agricultural buildings on site. Closure of Clay Lane vehicular access.

This application has been deferred to a Special Meeting of the Planning and Conservation Committee being held on Thursday 28th July at 2pm. Comments to follow.

CC/22/01501/REM - Case Officer: Joanne Prichard

Graylingwell Hospital College Lane Chichester West Sussex

Application for the approval of Reserved Matters for appearance, landscaping, layout and scale following Outline Planning Permission 14/01018/OUT - erection of class C2 assisted living/extra care accommodation with communal facilities and car parking.

Strong objection:

The outline permission is for a 3-3.5 storey building, which is a building with the appearance of 3 storeys but which may have some accommodation within the roof space. The proposal is a four storey building. The fourth storey is not even set back from edge of the building at all points, and where it is, the visual effect of the building is still that of a building of more than three storeys high at the eaves because of the parapet.

The visual impact of the building is very significant, as it is out of scale with its surroundings. The whole width of the plot is used for the building, and the meaningful garden area shown on the approved masterplan has been omitted. The balconies are of poor quality appearance, sharing unattractive vertical metal supports spanning three to four storeys in height, with unattractive metal railings.

There is concern over the quality of the accommodation and for the amenity of the potential residents. As well as the lack of garden and parking, space within the apartments themselves is very limited, with most having internal bathrooms not served with a window, and therefore reliant on mechanical ventilation. The bistro, and particularly its kitchen, appears very small to serve the number of residents the accommodation would provide for, as does the bin store. The 42 parking spaces appears insufficient for 64 apartments, especially as parking is limited outside of the site.

35. NEIGHBOURHOOD PLAN UPDATE

The Chairman read out a statement that had been submitted by the Deputy Mayor in advance of the meeting. Members were advised that the latest minutes of the Neighbourhood Plan Steering Group meetings were now available on the website.

36. LOCAL PLAN UPDATE

The Chairman read out a further report that had been submitted by the Deputy Mayor.

Members were informed that a Chichester District Council Member briefing had been held on Monday 18 July 2022 further to draft policies that had been issued based on Member comments.

The Committee was also informed that progress was being made by the District Council on agreeing the lower annual housing figure of 535 but that final agreement with Highways England was awaited and that there were still major concerns about the affordability of the associated infrastructure. Waste water treatment capacity was also highlighted as an issue.

37. WHITEHOUSE FARM UPDATE

The Chairman suggested that any issues Members wished to discuss or raise on this item would be better kept until the Special Planning and Conservation Meeting which was to be held on Thursday 28 July.

38. RESIDENTS AGAINST VEHICLE EXCESSIVE NOISE (RAVEN) GROUP UPDATE

Councillor Sharp advised she was in the process of writing the minutes for the previous meeting held. She then noted that the group had received a great amount of support from a company which dealt with equipment for noise, vibration and pollution monitoring as the Managing Director lived in the Chichester District.

39. PAVEMENTS IN THE CITY CENTRE UPDATE

The Chairman advised that agenda item 13 (Pavement Working Group Update) would also be discussed under this item due to an overlap in information.

The Chairman referred to her written report and she summarised the outcomes of the Pavement Working Group which was held on Monday 18 July 2022.

The Member Services Support Officer provided a further update that he had circulated an email from West Sussex County Council that morning which indicated three options for the proposed black strip surface which Members were asked to give their attention to.

The Mayor asked Councillor Gershater whether he could see that it be implemented that when trips and falls were recorded by the NHS, that the location of where these accidents occurred be specified so that there was a formal record of these incidents. Councillor Gershater agreed to ask the question.

40. GRAFFITI IN THE CITY CENTRE

The Chairman noted that there was no evidence, as of yet, that any of the £30,000 which was voted by Chichester District Council to be spent across Chichester District to tackle graffiti; had been spent in Chichester yet.

Councillor Apel advised she was at the Cabinet meeting when these monies were allocated, and she would follow up with the appropriate Officer.

41. ACCESS TO HEALTHCARE PROVISION

Councillor Apel advised she had a constructive second meeting with the Director of Primary Care and GP Services and it was agreed that a public meeting be held on the third Friday of September. Councillor Apel further advised this issue involved primary care and did not include dentistry.

Councillor Gershater advised that since his appointment of Public Governor for the Sussex Community Foundation Trust, he had attended numerous meetings around the county to try to understand the scope of NHS developments.

Councillor Gershater asked Members that if they were made aware of significant issues regarding NHS Access to Healthcare, could they email him directly.

42. PAVEMENTS WORKING GROUP UPDATE

This item had been discussed under item 10.

43. A-BOARDS IN THE CITY CENTRE

Councillor Scicluna noted the number of a-boards on the pavements in the City Centre and the risk they posed to members of the public especially to those with prams, walking aids, sight problems and wheelchair users.

After a brief discussion, it was decided that the Planning Advisor would write to the Enforcement Department at Chichester District Council and an official letter would also be sent on behalf of Chichester City Council. Councillor Apel advised that she would also send an email to reinforce the City Council's concerns.

44. LACK OF AND CONDITION OF OUTDOOR HOSPITALITY SEATING IN THE CITY CENTRE AND PUBLIC REALM

The Chairman introduced the agenda item and acknowledged the issue of outdoor hospitality seating.

The Member Services Support Officer advised Members that as part of a Covid recovery plan laid out by the Government, the licencing requirements surrounding outdoor hospitality seating were relaxed and the licence fee waived. He further advised that licence issued under these conditions would be terminated at the end of September 2022 and the previous regime would then resume.

45. SUPPLEMENTARY AGENDA ITEM – SUBMISSION OF COUNTY HIGHWAYS SCHEME – CENTURION WAY – OVERBRIDGE ON BISHOP LUFFA OVERPASS

Councillor Apel introduced the agenda item and Mr Ian Sumnall and Mr Philp Maber from Chichester and District Cycling Forum.

Mr Sumnall suggested that one County Highways Scheme application be submitted jointly between Chichester and District Cycling Forum and Chichester City Council. Members agreed that a joint application be made and Councillor Apel offered to take the lead with the application.

46. ITEMS FOR INCLUSION ON NEXT AGENDA

- Pavements in the city centre update
- Whitehouse Farm
- Local Plan
- Neighbourhood Plan
- Southern Gateway and transport hub
- A-boards in the City Centre

47. DATE OF NEXT ORDINARY MEETING: THURSDAY 18 AUGUST 2022

The meeting closed at 3.51pm