



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE

Minutes

Date	18 August 2022
Time	2.00pm – 4.16pm
Location	The Council Chamber - The Council House • North Street • CHICHESTER • West Sussex • PO19 1LQ
PRESENT:	Councillor Quail (Chairman), Councillor Gershater (Vice-Chairman), Councillor Corfield, Councillor Gaskin
EX-OFFICIO:	The Deputy Mayor (Councillor Plowman), Councillor Apel (Chairman of Community Affairs), Councillor Scicluna (Chairman of Finance)
ALSO IN ATTENDANCE:	Councillor Sharp, Deputy Town Clerk, Planning Adviser, Member Services Support Officer, West Sussex County Councillor Simon Oakley, a member of the public.

51. APOLOGIES FOR ABSENCE

RESOLVED to accept and approve apologies and reasons for absence from the meeting from the Mayor (Councillor Joy)

Councillor Corfield asked that a retrospective apology be recorded for her absence from the meeting of the Planning and Conservation Committee held on 21 July 2022.

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

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

Councillors Apel, Plowman and Sharp declared an interest as Members of Chichester District Council.

Councillor Sharp declared an interest as a Member of West Sussex County Council.

Councillors Plowman and Scicluna declared an interest as members of Chichester Conservation Area Advisory Committee

53. MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 21 JULY 2022 AND THE SPECIAL MEETING HELD ON 28 JULY 2022

RESOLVED that the minutes of the meeting held on 21 July 2022 and the Special Meeting held on 28 July 2022, having been circulated; be approved and signed as a correct record.

54. **APPLICATIONS FOR PLANNING PERMISSION**

CC/22/01581/FUL - Case Officer: Louise Brace

11 Ettrick Road Chichester West Sussex PO19 7DU

Erection of bungalow, resubmission of 21/03537/FUL.

No objection

CC/22/01599/FUL - Case Officer: Nicola Martin

41 Terminus Road Chichester West Sussex PO19 8TX

Demolition of existing property and outbuildings. New motor showroom with 1 no. motor vehicle workshop (Including MOT) and valet prep area - all with associated hard and soft landscaping.

No objection

CC/22/01671/FUL - Case Officer: Rebecca Perris

North House North Street Chichester West Sussex

Replacement of 16. no first and 17 no. second floor windows and recovering of existing flat roof.

Strong objection. The upvc proposed for the replacement window frames are inappropriate and out of keeping with the character, appearance and historic integrity of the listed building and conservation area.

CC/22/01880/OBG - Case Officer: Steve Harris

Land West Of Centurion Way And West Of Old Broyle Road Old Broyle Road Chichester West Sussex

Proposed amendment to S106 Legal Agreement trigger for the delivery of Local Centre retail unit to shell and core finish from the 325th to the 500th residential occupation.

Objection. The proposal would not adequately provide for the needs and cohesion of the new community and would encourage shopping and travel off site increasing car use.

The developer should look into the provision of a pop up shop while the unit is not occupied.

Should the application be granted, it is recommended that a clause be added to specify a latest date by which a retail unit must be provided regardless of occupation, in order to protect against any possibility of significant delay. It is also requested that the developer regularly provides occupation and completion numbers for monitoring.

Following the planning reports, the Planning Adviser sought members' views on applications for digital advertisement screens on bus stops within the city. It was resolved that the planning officer continue to respond to advertisement consent applications, including those relating to digital displays, on a delegated basis in accordance with the relevant advertisement design guidance and with appropriate sensitivity to the impact upon the conservation area as well as the urbanising effect within out-of-centre residential areas.

Cllr Plowman requested that WSCC applications within schools be considered at committee in cases where the impact on neighbouring properties was a potential issue.

55. NEIGHBOURHOOD PLAN UPDATE

Councillor Scicluna left the meeting

Councillor Plowman advised that going forward, Members could refer to the Minutes uploaded on the City Council's website for updates.

He further noted that the first stage of evidence gathering was complete and the next stage was to form the Policy Committee.

Councillor Sharp advised that she was informed that the Minutes on the website were not up to date. Councillor Plowman noted this and suggested he look into this with the Member Services Support Officer. The Chairman advised she spoke with Ash Pal and Mr Pal agreed to produce a report for this committee quarterly.

56. LOCAL PLAN UPDATE

Councillor Plowman advised there was little to update Members on at that time. Chichester District Council were waiting on Highways England to come back on the basis of the infrastructure for transport to see whether or not the new figure of houses would be acceptable and there was not much more that could be done until this is known.

57. WHITEHOUSE FARM UPDATE

The Chairman asked what success the Planning Advisor had had thus far identifying a firm of traffic consultants to review the evelpoer's traffic modelling figures and what this might cost. The Planning Advisor informed Members that she was looking into it and that any relevant costs of this would need to go through the next Finance Committee before proceeding.

Councillor Apel referred to an email received by some Members from Stephen Shaw which gave examples of flows along Westgate and related to the Southern Access Road. She agreed to share the email with other Members.

58. RESIDENTS AGAINST VEHICLE EXCESSION NOISE (RAVEN) UPDATE

Councillor Sharp advised there was no update on the noise cameras but it was important to keep them in mind as a matter of interest.

RAVEN were also in the process of trialing a noise monitoring device in an unknown location in the City, after which the data will be interpreted.

Councillor Sharp lastly advised that she would be handing the leadership of the group over to Councillor Bell.

59. PAVEMENTS IN THE CITY CENTRE UPDATE

The Chairman advised she had written to Councillor Joy Dennis (Cabinet Member for Highways at West Sussex County Council) on the matter and was waiting on a response.

Councillor Sharp advised she had spent an hour with two inspectors for the pavements and was able to gain insight into as to how they work and note incidents. She asked for a copy of the data which can now be analysed.

Councillor Sharp noted she was fully aware of the major issues with the pavements and incidents in the City Centre.

60. A-BOARDS IN THE CITY CENTRE

The Planning Adviser informed Members that she had contacted Chichester District Council enforcement officers as requested and would update the Committee once a response was received.

61. SOUTHERN GATEWAY AND TRANSPORT HUB

Councillor Plowman advised there were ongoing discussions with Stagecoach about joining Southern Gateway and updates would be reported back to Chichester District Council in October 2022.

After a brief discussion, Members agreed on their disappointment and disapproval of the current situation.

62. SPEED REDUCTION ON THE A27

Councillor Apel left the meeting during discussion of this item

Councillor Sharp referred to her report for this agenda item which had been previously circulated. She highlighted the many problems and the benefits of reducing the speed limit and then summarised the recommendations in her report.

The Chairman thanked Councillor Sharp for her report and information.

Members were concerned that there was insufficient data in the report; they were confused about the recommendations and pointed out that changing the speed limit on the A27 before limiting the speed on the roads in the city centre which would drive more traffic at higher speeds through the city.

However, Members agreed that this item is important and should be revisited in the future when there is more information available.

63. ITEMS TO BE INCLUDED ON THE NEXT AGENDA

Councillors discussed the need to include all the current standing items on every agenda.

It was agreed however, that the following items should only appear if a meaningful update is available:

- Southern Gateway
- Local Plan
- Pavements
- Speed reduction
- A-boards

It was further agreed that Neighbourhood Plan updates should be received quarterly from 13 October 2022 with the Chairman of the Steering Group being asked to submit a written report and present to Members if available for the meeting.

After a short further discussion, it was agreed that, subject to further matters being raised for inclusion, the agenda for the next meeting would be:

- Apologies

- Minutes of the last meeting
- Declarations of interest
- Applications for planning permission
- RAVEN noise group
- White House Farm
- Items to be included on the next agenda

64. DATE OF NEXT ORDINARY MEETING

DATE OF NEXT ORDINARY MEETING: 15 SEPTEMBER 2022

The meeting closed at 4.16pm