



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE

Minutes

Date 13 October 2022

Time 2.00pm – 3.33pm

Location The Council Chamber - The Council House • North Street • CHICHESTER • West Sussex • PO19 1LQ

PRESENT: Councillor Quail (Chairman), Councillor Gershater, Councillor Corfield, Councillor Gaskin

EX-OFFICIO: The Deputy Mayor (Councillor Plowman), Chairman of Finance Committee (Councillor Scicluna), Chairman of Community Affairs Committee (Councillor Apel)

ALSO IN ATTENDANCE: Member Services Support Officer, Planning Advisor, Committee and Communities Officer

76. APOLOGIES FOR ABSENCE

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

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

Councillor Plowman declared an interest as a Member of Chichester District Council and of Chichester Conservation Area Advisory Committee.

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

Councillor Quail declared an interest as the Chairman of the Westgate Residents Association.

78. MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 18 AUGUST 2022 AND 15 SEPTEMBER 2022

a) 18 August 2022 – minute 49

The Mayor, Councillor Joy confirmed that he had meant to declare an interest relating to the Chichester District Cycle Forum and not ChiCycle and that the declarations of the Minutes of the meeting held on 28 July 2022, which were approved and signed as a correct record on 18 August 2022, be amended to reflect his interests at the July meeting.

The Minutes of the meeting held on 28 July 2022, having been corrected to reflect the interest of the Mayor (Councillor Joy), were signed by the Chairman.

b) 18 August 2022 – minute 62

Councillor Bell suggested that the wording of minute 62 (18 August 2022) be amended to read:

*“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 **might** drive more traffic at higher speeds through the city.”*

The Minutes of the meeting held on 18 August 2022, having been corrected to reflect the opinions of the Members, were signed by the Chairman.

c) 15 September – attendance record

West Sussex County Councillor Simon Oakley, had asked that the attendance record of the Minutes of the meeting held on 15 September 2022, be amended to reflect his online attendance via Zoom.

The Minutes of the meeting held on 15 September 2022, having been corrected to reflect the online attendance via Zoom of West Sussex County Councillor Simon Oakley, were signed by the Chairman.

RESOLVED that the minutes of the meeting held on 18 August 2022, having been circulated; be approved and signed as a correct record.

79. **APPLICATIONS FOR PLANNING PERMISSION**

**CC/22/01982/FUL - Case Officer: Rebecca Perris
Rawmere Rew Lane Chichester West Sussex
Installation of 26 ground mounted solar panels in adjacent field.**

Objection. The City Council would, in principle, support renewable energy proposals where suitably located, however with respect to this proposal, the specific siting is of concern:

Although registered to a dwelling, the application site is in a neighbouring field. Therefore, contrary to the constraints listed on the website for this application, it is outside of the settlement boundary and within the countryside, protected by policy 45 of the Local Plan. Policy 45 sets three requirements for countryside development, all of which must be met in order to permit the development. However, the proposal is contrary to all three requirements: It is not well related to an existing farmstead or group of buildings, it prejudices the potential agricultural use of the land due to the siting of the panels as well as the extent of the associated cabling, it does not appear to require a countryside setting and its siting does not minimise its impact on the landscape and rural character of the area.

The proposal appears to be to serve a single domestic property and would effectively incorporate a large section of agricultural land in the countryside, into the domestic curtilage of a dwelling. In the first instance, the developers should seek to accommodate the panels on the house or elsewhere within its existing domestic curtilage. If this is genuinely not possible, the panels should be sited as closely as possible to the existing domestic boundary, in order to minimise the urbanising intrusion into and loss of countryside, usable farmland, and potential heritage assets which may be buried in this area, and in order to affect the least possible impact on the setting of the adjacent scheduled ancient monument.

CC/22/01675/FUL - Case Officer: Louise Brace
79 Oving Road Chichester West Sussex PO19 7EW

Extensions and alterations to create additional 1 no. three-bedroom dwelling, including 1 no. dormer, alterations to fenestration and associated roof works

Objection:

The plot is restricted on most sides by existing development, leaving insufficient space for a three-bedroomed property. There is insufficient private outdoor amenity space for a family dwelling, with only a small yard to one side of the dwelling, much of which would need to function as a front garden to the property's side-on frontage.

Insufficient parking is proposed with only one space for the dwelling, leaving 2 for the shop; this is not adequate as there is a shortage of parking locally.

The proposed design and appearance do not relate well to the existing building or surrounding properties. The size, design and orientation are contrived to fit the limited space and the surrounding constraints, including the bedroom window of the next-door flat.

The site is within flood zone 2; housing should be within the lower risk flood zone 1.

80. WHITEHOUSE FARM UPDATE

Councillor Plowman advised Members that there had been a major briefing for the public and Chichester District Councillors. The developers and planners each made a presentation.

The main concerns raised were the Southern Access Route and the junctions at both the top and bottom of Sherborne Road. Other issues raised were the design safety for the pedestrian crossings at Bishop Luffa School and insufficient sports provision.

Councillor Apel raised the issue of dead trees which hadn't survived due to the lack of aftercare from contractors once they had been planted.

After a short discussion between Members, it was noted that there are extra measurements which can be taken to support the planting of new trees such as using biodegradable cartons which are designed to help growth in the early stages. Members agreed that further monitoring by contractors was required once trees had been planted and this would be relayed to the planning department at Chichester District Council.

Councillor Scicluna raised concerns over a proposed landswap between Bishop Luffa School and the Whitehouse Farm development and in particular to flooding issues related to the land at Whitehouse Farm.

Councillor Apel advised the land in question was intended to be built on as employment land. However, Chichester District Council decided that not all of that land was required for employment. It had been proposed that Bishop Luffa School could be relocated there.

After a short discussion, it was noted that the land in question was classified as being a flood zone 1 which was a low risk level.

81. NEIGHBOURHOOD PLAN UPDATE

It was noted that the Neighbourhood Plan Chairman's report had not been received.

City Council representatives who had been present at the Neighbourhood Plan meeting noted that there was very little on which to update the Committee. Progress was slow.

82. REPORT ON THE PRESENTATIONS FROM THE TRAFFIC CONSULTANTS

Members thanked the Chairman for her report and noted the contents.

It was proposed, seconded, and RESOLVED TO RECOMMEND to the Special Meeting of Finance being held on 13 October 2022 that an order be placed in the sum of £6,950 + VAT with PJA traffic consultants for the production of a Southern Access Route traffic modelling report to be paid from the City Council's CIL allocation (Transport).

83. B2144 Oving Road Stage 2 Consultation

With the aid of a presentation, the Planning Advisor noted the current cycling and pedestrian environment consultation currently under way by West Sussex County Council along Oving Road.

After a brief discussion, Members agreed that a shared footway between cyclists and pedestrians was not safe and that these should in all instances be separated.

The Planning Advisor advised it was her understanding that they were not taking open comments at this time, as they were in the survey stage of the process however, she would relay Members initial concerns.

84. PLANNING ENFORCEMENT

The Planning Advisor informed Members that a breach of condition notice had been served on the Duke and Rye pub which was located opposite the Cathedral.

A planning condition stating loud music, live or recorded, should not be audible from the public highway had been breached.

The notice was served by Chichester District Council at the end of September and the Duke and Rye had 28 days to comply otherwise Chichester District Council could move forward with prosecution.

85. DECEMBER MEETING OF THE PLANNING AND CONSERVATION COMMITTEE

Members AGREED that the December Planning and Conservation Committee meeting would be held on Thursday 15 December 2022.

86. PUBLIC REALM STANDARDS

Councillor Plowman noted that the appearance of the City had grown tired in places due to issues such as, to-let boards, a-boards, street signs which need cleaning and boarding which was in an unkempt state.

Councillor Plowman further noted that the issues above could be due to the fact that there was no one body responsible for maintaining these aspects. He then advised that Chichester District Council was coordinating a solution which would bring together the four authorities (West Sussex County Council, Chichester District Council, Chichester City Council and BID) into one group to create a City Centre Taskforce to tackle these issues.

Spring 2023 was noted as the deadline to complete these tasks.

The process would begin with an audit to see where in the conservation area needed attention. This exercise would then create a list of work that would be allocated to the appropriate people to be completed by a certain time.

After a short discussion in which it was noted that this scheme was confined to the conservation area, Members hoped that the taskforce would be expanded to tackle similar issues outside the conservation area.

The Member Services Support Officer advised Members that if they became aware of any For Sale signs attached to a street name sign, it was to be reported to Chichester City Council and the Property Team would remove the unauthorised sign.

Councillor Plowman agreed to arrange for a presentation to be made to the Committee to provide further information.

87. TRAFFIC ISSUES IN THE PALLANTS AND CITY COUNCIL SUPPORT FOR A TRAFFIC REGULATION ORDER BEING MADE BY THE PALLANTS RESIDENTS ASSOCIATION

Councillor Scicluna referred to the photos of the traffic issues in the Pallants which she had previously circulated and she summarised the issues once again for Members.

She reported examples of recent incidents and asked that the City Council give its support to a community based application for a Traffic Regulation Order.

After a short further discussion, it was AGREED that the City Council would support a community based application for a Traffic Regulation Order in the Pallants area of the city.

88. ITEMS TO BE INCLUDED ON THE NEXT AGENDA

- Planning Applications
- White House Farm
- RAVEN (every other month)
- City Centre Task Force (only if there are further developments)
- Traffic issues in the Pallants (only if there are further developments)
- Leveling up
- Neighbourhood Plan update from Ash Pal (Chairman of the Neighbourhood Plan Steering Group)
- Landswap of Bishop Luffa School

89. DATE OF NEXT ORDINARY MEETING

DATE OF NEXT ORDINARY MEETING: 10 NOVEMBER 2022

The meeting closed at 3.33pm