



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE

Minutes

Date 25 May 2023

Time 5.00pm – 6.45pm

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

PRESENT: Councillors Butler, Chant, Squire and Vivian

EX-OFFICIO: The Mayor (Councillor J Gershater) and the Deputy Mayor (Councillor Corfield)

IN ATTENDANCE: Councillors Apel, Miall and Scicluna

ALSO IN ATTENDANCE: Town Clerk, Planning Adviser, Mr Ash Pal (Chairman of the Chichester Neighbourhood Plan Steering Group) and representatives of RADAR (Residents Around the Duke And Rye) and Prebendal School for planning application CC/23/00600/FUL.

1. **ELECTION OF CHAIRMAN FOR 2023-2024**

The Committee appointed the Mayor, Councillor Craig Gershater, as temporary Chairman of the meeting for agenda item 1 only.

It was proposed by Councillor Vivian and seconded by the Deputy Mayor, Councillor Corfield, that Councillor Ann Butler be Chairman of the Committee for 2023-2024.

RESOLVED that Councillor Ann Butler be elected as Chairman of the Committee for 2023-2024.

2. **APPOINTMENT OF VICE-CHAIRMAN FOR 2023-2024**

Councillor Butler in the Chair for the remainder of the meeting.

It was proposed by Councillor Butler and seconded by Councillor Scicluna that Councillor James Vivian be nominated as the Vice-Chairman of the Committee for 2023-2024.

RESOLVED that Councillor James Vivian be appointed as Vice-Chairman of the Committee for 2023-2024.

3. **APOLOGIES FOR ABSENCE**

RESOLVED to accept and approve apologies and reasons for absence from the meeting from Councillor Hitchman.

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

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

The Mayor declared an interest as a Public Governor for Sussex Community NHS Trust.

The Deputy Mayor and Councillors Chant, Apel and Vivian declared an interest as Members of Chichester District Council.

Councillor Chant further declared an interest as Vice-Chairman of the Chichester District Council Licencing Committee.

5. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 27 APRIL 2023**

RESOLVED that the minutes of the Planning and Conservation Committee meeting held on 27 April 2023, having been circulated, be approved and signed as a correct record.

The Deputy Mayor abstained from the vote.

6. **APPLICATIONS FOR PLANNING PERMISSION**

CC/23/00600/FUL

Case Officer: Martin Mew

Duke And Rye St Peters Market Formerly St Peters Church West Street Chichester
Variation of conditions 4 and 16 of Planning Permission CC/98/00156/FUL (Change of use to A3 (food and drink) licensed premises) to:

- i) vary condition 4 to allow later last orders up to 11.30pm on Fridays, Saturdays and Bank Holiday Mondays so as to align with the Premises License
- ii) vary condition 16 to control the timing and volume of amplified music.

The Chairman advised Members that representatives from RADAR (Residents Around the Duke And Rye) and Prebendal School wished to make verbal statements but that they had not notified the Clerk in writing two days before the meeting.

She further advised Members that, due to the considerable community interest in the application, it was proposed that Appendix 1 of the City Council's Standing Orders be temporarily suspended to allow the statements to be heard.

RESOLVED to temporarily suspend Appendix 1 of the City Council's Standing Orders to allow the representations to be made.

- i) The Committee considered the variation of planning condition 4.

After hearing the representations from the public outlining their objections and concerns, there was a lengthy debate and Members RESOLVED not to adopt the Planning Adviser's recommendation to vary condition 4.

It was then further RESOLVED to raise an **OBJECTION** to the variation of condition 4 due to the harm to the tranquillity of the conservation area and harm to residential amenity.

The Deputy Mayor and Councillor Chant abstained from both votes.

- ii) The Committee then considered the variation to planning condition 16.

Members heard further representations from the public who outlined their specific concerns and objections.

After further debate it was RESOLVED to accept the Planning Adviser's recommendation as follows:

Objection. Condition 16 is precise and enforceable and thereby provides effective protection for residents against noise disturbance. The Noise Management Plan, although welcome as an additional measure, is not sufficiently precise for the LPA to determine a breach of planning control in respect of noise, or to enforce against it. Therefore Condition 16 must remain in place in order to prevent unacceptable harm to residential amenity.

7. MEETING TIMES FOR PLANNING AND CONSERVATION COMMITTEE MEETINGS

Councillors discussed the matter in great detail and RESOLVED that future meetings of the Planning and Conservation Committee would be held at 4.00pm.

8. NEIGHBOURHOOD PLAN UPDATE

Mr Ash Pal, Chairman of the Chichester Neighbourhood Plan Steering Group (CNPSG), gave the committee an overview of the plan process and progress to date.

Mr Pal then referred to the matter previously deferred at the meeting of the Planning and Conservation Committee held on 27 April 2023 (minute 160 refers), the draft letter to Chichester District Council requesting to assist or otherwise offering comment on the Local Plan; and requested the Committee's permission to send it.

Due to the number of new Members, many having not had the opportunity to assess the content of the letter, the Committee did not feel they were able to offer informed comment at this stage.

The Committee RESOLVED to defer approval of the letter to their next meeting, to be held on 22/6/23.

9. ITEMS TO BE INCLUDED ON THE NEXT AGENDA

- 20MPH Default Speed Limit for Chichester Working Group
- Chichester City Council Business Plan
- Neighbourhood Plan – review of draft letter to Chichester District Council

10. DATE OF NEXT ORDINARY MEETING

Thursday 22 June 2023 – 4.00pm

The meeting closed at 6.45pm