



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE

Minutes

Date 20 July 2023

Time 4.00pm – 5.24pm

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

PRESENT: Councillors Butler (Chairman) and Squire

EX-OFFICIO: The Mayor (Councillor C Gershater), Deputy Mayor (Councillor Corfield) and Chairman of the Finance Committee (Councillor Scicluna)

ALSO IN ATTENDANCE: Planning Adviser, Members Services Support Officer, West Sussex County Councillor Simon Oakley

IN ATTENDANCE VIA ZOOM: Councillors Miall and Vivian

22. APOLOGIES FOR ABSENCE

RESOLVED to receive and approve apologies and reasons for absence from the meeting from Councillors Chant and Hitchman.

Councillor Apel was absent from the meeting.

23. 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 representative on the Chichester Conservation Area Advisory Committee.

The Member Services Support Officer reminded Councillors about Dispensation Requests and confirmed that the Deputy Mayor had had her request approved at Council.

24. CORRECTION TO THE MINUTES OF THE PLANNING AND CONSERVATION MEETING HELD ON 25 MAY 2023

Members noted the correction to the minutes as given on the agenda and RESOLVED to approve the correction to the minute book which was duly signed by the Committee Chair.

25. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 22 JUNE 2023**

Members noted the corrections to the minutes as given on the agenda and RESOLVED to approve the corrections to the minute book which were duly signed by the Committee Chair.

RESOLVED to approve and sign as a correct record the minutes of the Planning and Conservation Committee meeting held on 22 June 2023.

26. **STREET NAMING APPLICATION**

The Member Services Support Officer summarised his street naming report that had been circulated prior to the meeting and explained the alternatives that had been discussed with the developer with supporting advice from Chichester District Council.

Members discussed the proposals and, after some discussion, it was AGREED that the name Warrendell would be accepted and that house numbering would start at the Plainwood Close end of the development and run anti-clockwise around the properties with no number 13 being allocated.

27. **APPLICATIONS FOR PLANNING PERMISSION**

CC/23/00900/FUL

Case Officer: Rebecca Perris

89 Bradshaw Road Chichester West Sussex PO19 6UY

Change of use of land from residential to business and associated conversion of existing log cabin into dog grooming salon.

No objection in principle.

In order to avoid unacceptable impact from noise, the use should be controlled by condition to be carried out in accordance with the noise statement, particularly with regard to the restriction of:

- operating hours,
- number of dogs visiting per day, and;
- number of dogs allowed on the premises at any one time.

Due to the siting within a noise-sensitive, residential area, and to the proximity of the immediate neighbours, the following condition is suggested in addition:

- A noise diary shall be kept at the premises, noting the time and date of any incidents of noise noticed by the operators or mentioned in any noise complaint, and noting the dog(s) and circumstances involved. The operators shall immediately and permanently cease to provide service to any dog involved in more than one noise incident in any rolling 12 month period. The diary shall be made available for inspection by the LPA within 24 hours of any request to view it.

CC/23/01390/OUT

Case Officer: Joanne Prichard

Graylingwell Hospital College Lane Chichester West Sussex

Outline application for Graylingwell Park including Kingsmead Avenue incorporating revised masterplan layout for up to 218 dwellings. Proposals include increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event

parking. (Removal of condition 39 (tree planting at Kingsmead Avenue) of permission 14/01018/OUT).

Objection to the removal of the condition unless a suitable alternative scheme can be agreed with the LPA's Arboricultural Officer.

The tree-lined avenue is an important character feature, and the trees would contribute significantly to the visual amenity of the area and to local biodiversity. Consideration should be given to the possibility of:

- alternative species of tree or shrubs, to minimise root spread and water uptake,
- revised siting, for example, slightly further back into the public open space, and/or on the opposite side of the road,
- a reduced number of trees, if necessary, and;
- planting into containers to restrict root spread.

CC/23/01302/FUL

Case Officer: Jeremy Bushell

Chichester College Avenue De Chartres Chichester West Sussex

Demolition of existing Block F building and erection of a new building for class use F1(a) with associated works including an external compound, relocation of electricity substation and a new attenuation tank.

No objection in principle however, the following observations are made:

- Regard should be had to the residential amenity of 7-12 Tannery Close. The existing tree and hedge screening should be retained and if possible reinforced or extended.
- Views of the Cathedral should not be obstructed from any vantage point.
- Drainage details should be provided demonstrating how the adjacent river Lavant will be protected from potentially contaminated runoff from the vehicle workshops on the proposed building's ground floor.

28. 20MPH DEFAULT WIDE AREA SPEED LIMIT - UPDATE

The Deputy Mayor summarised what had been happening regarding the data gathering for the Community Highways Scheme application for the 20MPH wide area default speed limit for Chichester.

She explained that various consultations had taken place and that the results had now been passed to the Planning Adviser for submission to West Sussex County Council (WSCC) Highways.

Those present discussed aspects of the project including assessments of impacts on vulnerable road users, which roads would be included in the application and what physical installations might be required to help enforce compliance.

The Planning Adviser reminded Members that the Committee was being asked to approve the submission of the application to WSCC and after a short further debate it was RESOLVED that the Community Highways Scheme application be submitted to the County Council by the Planning Adviser.

29. CITY CENTRE PAVEMENTS

The Planning Adviser clarified the agenda item and informed Members that, at a recent Chichester Vision meeting, a County Council Highways Officer had asked that the organisations present write to the County Council expressing their support for the

pavements work that had been discussed previously but that could now be at risk of not proceeding due to resource constraints at West Sussex County Council.

The Committee expressed strong disappointment about the slowness of the progress of the project and deep concerns that they were again being asked to show support despite having done so on many occasions previously, including significant financial support.

After further discussion, it was RESOLVED that the Planning Adviser would send a strongly worded letter on behalf of the City Council to the County Council expressing support for the pavements project.

It was also suggested that, with new regimes at both Chichester City and District Councils, the two authorities should liaise on how to support and progress the project.

30. ACTIVE TRAVEL IN CHICHESTER PROPOSALS

The Planning Adviser, with the aid of a Powerpoint presentation, summarised the two proposals from West Sussex County Council for the Fishbourne Road East to Westgate route that had been developed as part of the Local Cycling and Walking Infrastructure Plan (LCWIP).

Members were advised that the proposals were the subject of a public consultation (<https://yourvoice.westsussex.gov.uk/westgate-chichester>) which would end on 7 August 2023.

The Committee discussed the proposals and expressed concerns about monitoring and enforcement if sections of the route were to be restricted to buses and residents' vehicles only. They also discussed whether making sections of the road one way would actually increase the average speed of traffic rather than the hoped for reduction.

After a short further discussion, it was RESOLVED to ask the Planning Adviser to submit a response to the consultation on behalf of the Committee, expressing Members' views, to include the following:

- AGREED to support the western section (Fishbourne Road East) and option 2 of the central section (Westgate between Sherbourne Road and Parklands Road).
- AGREED NOT to support either option for the eastern section (Westgate between Parklands Road and Orchard Street)

Members were reminded that they could also submit their own responses to the survey if they wished to do so.

31. ITEMS TO BE INCLUDED ON THE NEXT AGENDA

- Traffic Working Group update

32. DATE OF NEXT ORDINARY MEETING

Thursday 17 August 2023 – 4.00pm

The meeting closed at 5.24pm