



Chichester City Council

## PLANNING AND CONSERVATION COMMITTEE Minutes

**Date** Thursday 29 February 2024

**Time** 4.00pm – 5.19pm

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

**PRESENT:** Councillor Ann Butler (Chairman), Councillor James Vivian (Vice-Chairman), and Councillors J Gershater, McHale and Squire

**EX-OFFICIO:** The Mayor (Councillor C Gershater)

**ALSO IN ATTENDANCE:** Cllr Scicluna, Cllr Chant, Town Clerk, Planning Adviser, West Sussex County Council, Councillor Oakley, Sarah Mansell and Dan Watkins (Chichester Festival Theatre), Matt Watts (Reed Watts Architects) Kris Mitra (Planning Consultant, Genesis)

### 114. APOLOGIES FOR ABSENCE

**RESOLVED** to receive and approve apologies and reasons for absence from the meeting from Cllr Hitchman and Cllr Apel.

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

None.

### 116. MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 1 FEBRUARY 2024

**RESOLVED** to approve and sign as a correct record the minutes of the Planning and Conservation Committee meeting held on 1 February 2024.

### 117. UPDATES ON ACTIONS FROM THE PREVIOUS MEETING NOT COVERED ELSEWHERE ON THE AGENDA

#### a) Bus shelters on Lavant Road update.

The Town Clerk advised that a site meeting had been held with officers from West Sussex County Council (WSSCC) to assess the two sites. WSSCC advised that due to the restricted visibility splays a shelter on the Southbound route (at the top of The Drive) would not be permitted.

A shelter on the Northbound route (opposite the Dr's surgery) was feasible, although the spacings were very tight. A follow up site meeting has been organised with the shelter supplier to prepare detailed site designs and costings.

**b) 20Mph Traffic Update.**

Confirmation of a mutually acceptable meeting date is still awaited, but it is likely to be either the 13<sup>th</sup> or 14<sup>th</sup> of March.

**118. CHICHESTER FESTIVAL THEATRE PRESENTATION**

Dan Watkins from Chichester Festival Theatre (CFT) gave a presentation on proposals to build a third, flexible and accessible performance space called The Nest in Oaklands Park. The space will support new and emerging artists and apprenticeships and will also be available for community use.

Matt Watts (architect) explained that the concept is to build a demountable 'pop-up' 120 seat theatre that can be installed and then dismantled and removed when it reaches the end of its life. The anticipated lifespan of the structure is five years.

The structure will be installed in the area between the Main Theatre and Northgate car park and will be built of sustainable and where possible recycled materials.

No permanent foundations will be needed, and no trees will be removed.

Councillors asked what foundations would be used – MW explained that screw piles would be used, which were low-impact on the environment and could be removed when the building is decommissioned.

CFT would make good the land at the end of the project and re-landscape where necessary.

Chichester University are aware of the project and have expressed an interest in taking the structure when it reaches the end of its life. It will be available for students to use.

The site will be fully Disability Discrimination Act (DDA) compliant.

The structure will not impede access to the community orchard, which will still be accessible on foot from the car park and Broyle Road.

Councillors asked what consultation had been undertaken with local arts groups to ensure that it met their needs and queried how it sat with other small venues in the City such as the Showroom at the University? Consultation with the University and College has already taken place – CFT would welcome the opportunity to present at the City Arts Forum.

The proposed site sits within the area where the Theatre have a licence to occupy the land.

Does the proposed site conflict with any proposed cycle routes within the draft Local Walking and Cycling Infrastructure Plans? CFT will check this with CDC planning officers.

The Committee thanked the Festival Theatre team for their time.

**119. APPLICATIONS FOR PLANNING PERMISSION**

**CC/23/02732/FUL - Case Officer: Alicia Snook**

Tenpin And Air Arena Chichester Gate Chichester West Sussex

Change of use of vacant unit to create larger bowling alley. New operating hours of enlarged unit of 08:00 - 0:30 Monday to Sunday inclusive.

*No objection.*

**CC/24/00282/OBG - Case Officer: Steve Harris**

Land West of Centurion Way and West Of Old Broyle Road Old Broyle Road  
Chichester West Sussex

Request for written approval of amendment to S106 Legal Agreement trigger for the delivery of the Employment Provision to shell and core finish (in the event that the owner opts to provide it after an unsuccessful marketing exercise) from prior to occupation of the 350th dwelling to prior to occupation of the 750th dwelling to enable completion of marketing exercise.

*No objection in principle. However, to ensure delivery of the employment provision (in order to avoid a scenario where only 749 dwellings are provided in order that the trigger point for provision of the employment provision is never reached), consideration should be given to a trigger of point of the occupation of the 700<sup>th</sup> dwelling (or similar).*

**CC/24/00283/OBG - Case Officer: Steve Harris**

Land West of Centurion Way and West Of Old Broyle Road Old Broyle Road  
Chichester West Sussex

Request for written approval of amendment to S106 Legal Agreement trigger for the delivery of the Community Building from prior to 500th occupation to prior to 750th occupation to reflect the need to redesign the approved building following a recent change to its intended operator.

*No objection in principle. However, to ensure delivery of the community building, (in order to avoid a scenario where only 749 dwellings are provided in order that the trigger point for provision of the community building is never reached), consideration should be given to a trigger of point of the occupation of the 700<sup>th</sup> dwelling (or similar).*

**120. UPDATE ON CITY CENTRE PAVEMENTS PROJECT**

The Deputy Town Clerk had attended a project meeting on 19<sup>th</sup> February. WSCC officers advised that the final designs had been delayed due to staff illness issues with the contactors.

The biggest risk for the progression of the project is likely to be cost, with no source of funding identified or allocated.

There is no delivery timescale at present. Anticipated next steps are finalisation of the proposed design solution, preparation of detailed cost estimates and identification of possible funding sources.

The next project update meeting is due on 12<sup>th</sup> March.

**121. NEIGHBOURHOOD PLAN UPDATE**

The Mayor advised that he had attended the NPSG meeting on 22/2/24. There has been some progress in agreeing the scope of the Plan and what will be included. There are still considerable uncertainties around delivery deadlines and to what extent recent changes to the NPPF will affect Neighbourhood Plan preparation

timescales. There is still a large amount of work to be done and significant data gaps within the evidence base, so a comprehensive audit of materials is needed.

The Chairman advised that she had spoken to the Chairman of the Neighbourhood Plan Steering Group and that given the ongoing uncertainty, he is currently advocating suspending work on the Neighbourhood Plan.

A wide-ranging discussion took place about how the work should be progressed in the current uncertain climate.

The Clerk was tasked to prepare a report on the status of the ownership of the NP assets and materials for the Committee.

#### 122. **CHICHESTER REGENERATION STRATEGY**

The Clerk had attended a stakeholder workshop on 1<sup>st</sup> February at East Pallant House, at which participants were briefed on the data gathered to date and asked to identify priorities for growth in the City and potential sites for regeneration.

A presentation on the work to date was recently given at the All-Parishes meeting on 19/2/24 and slides had been circulated to Councillors.

The Clerk has a meeting with the Chief Executive of CDC on 7/3/24 and will request that a CDC officer come and brief City Councillors on the project.

#### 123. **CHICHESTER TO BOGNOR TRAVEL IMPROVEMENTS**

The Planning Advisor advised the Committee that at this stage WSCC were seeking comments from residents on how the route could be improved and how linkages from the A27 to the wider City could be improved. The consultation would be a two-stage process, with further consultation on proposed options later in the year.

#### 124. **ITEMS TO BE INCLUDED ON THE NEXT AGENDA**

Neighbourhood plan  
Pavements update

#### 125. **DATE OF NEXT ORDINARY MEETING**

DATE OF THE NEXT ORDINARY MEETING: Thursday 28<sup>th</sup> March 2024 at 4pm

The meeting closed at 5.19pm

#### **ACTIONS ARISING FROM THIS MEETING**

<b>Minute ref.</b>	<b>Action</b>	<b>Assigned to</b>
121	Prepare a report on the status of the ownership of the NP assets and materials for the Committee	Clerk