



Chichester City Council

**PLANNING AND CONSERVATION COMMITTEE
Minutes**

Date Thursday 23 May 2024

Time 4.00pm – 4.51 pm

Location The Old Courtroom - The Council House • North Street • Chichester • West Sussex • PO19 1LQ

PRESENT: Councillor Ann Butler (Chairman), and C Gershater

EX-OFFICIO: The Mayor (Councillor S Quail)

ALSO IN ATTENDANCE: Cllrs Apel, Squire, Miall, Town Clerk, Council Services and Support Manager (left at 4:08 pm), Planning Adviser (via Zoom), Civic and Council Support Officer, West Sussex County Councillor Oakley, 2 members of the public.

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| 1. | ELECTION OF CHAIRMAN FOR 2024-2025 Councillor Gershater PROPOSED Councillor Butler to remain as Chair. This was SECONDED by Councillor Quail. Councillor Butler was duly elected Chair of the Planning and Conservation Committee. |
| 2. | APPOINTMENT OF VICE-CHAIRMAN FOR 2024-2025 At the suggestion of the Chair, this item was deferred to next meeting as previous Vice-Chair, Councillor Vivian was absent and it was not known if he wished to re-stand. |
| 3. | DECLARATIONS OF INTEREST BY MEMBERS OF THE COMMITTEE IN MATTERS ON THE AGENDA FOR THIS MEETING Councillor Gershater advised that he lived at 7 Lavant Road but did not have a pecuniary interest in the development at 3 Lavant Road. |
| 4. | APOLOGIES FOR ABSENCE Councillors McHale, Vivian and Hitchman. |
| 5. | MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 25 APRIL 2024 The Committee APPROVED as a correct record the minutes of the Planning and Conservation Committee meeting held on 25 April 2024 The Committee APPROVED as a correct record the minutes of the Special Planning and Conservation Committee Special Meeting held on 8 May 2024. |

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| <p>6.</p> | <p>APPLICATIONS FOR PLANNING PERMISSION</p> <p>CC/24/00802/FUL - 3 Lavant Road Chichester West Sussex PO19 5QY - Construction of 6 no. flats</p> <p>A member of the public made a presentation to the committee regarding the application at Lavant Road and the impact it would have on their property.</p> <p>PROPOSED to change the Planning Adviser’s recommendation to a strong objection.</p> <p>RESOLVED to accept the proposal and change the recommendation to a strong objection.</p> <p>Chichester City Council strongly objects to the proposal, for the following reasons:</p> <ul style="list-style-type: none"> ○ The proposal is of excessive and uncharacteristic mass and bulk for this area, which is characterised by predominantly one- and two-storey, detached, family homes on spacious, verdant plots. The proposal building and its associated parking, turning, other hard standing and bin and cycle store outbuildings would take up the majority of the plot, with the building extending to within 1.55m of the northern boundary and 3.9m of the southern boundary. This would be harmful to the character and appearance of the area which is an important entrance route into Chichester. ○ The proposal would result in an unacceptably overbearing impact upon both adjacent properties, 1 and 5 Lavant Road and unacceptable overshadowing of the rear garden of 5 Lavant Road. ○ The scale of the proposal cannot be comfortably accommodated on the plot, this is demonstrated, for example, by the necessity of obscurely glazing the kitchen windows which are to the side elevations of the building, providing no direct outlook for future occupants. ○ The proposed balconies would cause unacceptable loss of privacy and amenity to neighbouring properties. ○ The adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of the proposal, and therefore the proposal would not be acceptable. <p>CC/24/00804/FUL - Chichester Festival Theatre, Broyle Road Chichester West Sussex - Erection of new temporary performance space</p> <p>No objection.</p> |
| <p>7.</p> | <p>AIR QUALITY MONITORING</p> <p>The Town Clerk advised that Simon Ballard from CDC would be attending the Planning and Conservation Committee Meeting on 18th July 2024 to give a brief presentation on this subject.</p> <p>The Chair added that she has been monitoring the data from some of the local air quality monitoring stations and there have been some high readings recently at the Stockbridge monitoring station.</p> |
| <p>8.</p> | <p>NEIGHBOURHOOD PLAN UPDATE</p> <p>The Clerk advised that all materials have been requested to be returned by 31st May 2024 and we are awaiting their delivery. Assistance has been offered to the Neighbourhood Plan Steering Group, if they need help collating or delivering the materials.</p> |

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| | Councillor Gershater advised that he intended to attend the meeting on the 29 th May to discuss the return of materials. Councillor Apel advised that she would also attend. |
| 9. | COMMITTEE MEETING TIMES FOR 2024-2025 The Committee RESOLVED that meetings for the remaining council year would commence at 4 pm. |
| 10. | CARBON NEUTRALITY WORKING GROUP The membership of the group was RESOLVED as Councillors, Quail, Vivian, Pramas, Miall and Butler. Draft terms of reference for the group had been circulated. |
| 11. | STREET TRADING CONSENT APPLICATION APPLICATION NUMBERS 24/00641/STRTRC CDC have requested comments on the application to operate a Christmas Market from Saturday 7 th December to Sunday 15 th December (9 trading days). The market will be run by Bray Associates who run the current Wednesday and Saturday markets in the City. The Committee requested that efforts be made to find out who the operator of the Winchester market are to see if they would be interested in operating the market in Chichester. The Committee were concerned that the offer from Bray Associates would not be of sufficient quality. The Committee requested that representatives from CDC and Bray be invited to the next Committee meeting to discuss their concerns. Committee requested that the Clerk try, and source information given previously to Council about the potential for using Little London Car Park as a market location. Post meeting note: Chichester District Council's "Hire of Car Parks for Events & Activities policy", adopted in April 2024 states that, in the case of Little London Car Park: <i>Busy all year round, especially during Christmas period. No events other than compounds / skips or maintenance work. Approximately no more than 10% of car park to be allocated for use other than parking at any one time.</i> |
| 12. | ITEMS TO BE INCLUDED ON THE NEXT AGENDA Biodiversity Duty |
| 13. | DATE OF NEXT ORDINARY MEETING DATE OF THE NEXT ORDINARY MEETING: Thursday 20 June 2024 |

The meeting closed at 4:51 pm.

ACTIONS ARISING FROM THIS MEETING

| Minute ref. | Action | Assigned to |
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| 2 | Appointment of Vice-Chairman | Chair |
| 8 | Collect Neighbourhood Plan data | NPSG |
| 11 | Research Winchester Market Organisers | Town Clerk |

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| 11 | Find information about Little London Carpark market location | Town Clerk |
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