



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE Minutes

Date Thursday 7 November 2024
Time 4.00pm – 4.57 pm
Location Council Chamber, The Council House • North Street • Chichester • West Sussex • PO19 1LQ

PRESENT: Councillor Butler (Chair), Vivian (Vice-Chair), C Gershater (CG), McHale (SM)

EX-OFFICIO: The Mayor, Councillor Quail (SQ)

ALSO IN ATTENDANCE: Planning Advisor (PA), Communications, Civic and Council Support Officer (CCSO), Councillor Scicluna (AS)

77. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Hitchman (GH)

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

Vice-Chair lives in Orchard Gardens area (agenda item 8).

SM lives near the Tannery (agenda item 7).

79. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 10 OCTOBER 2024**

Committee **APPROVED** and signed the minutes as a correct record the minutes of the Planning and Conservation Committee meeting held on 10 October 2024.

80. **UPDATES ON ACTIONS FROM THE PREVIOUS MEETING**

Minute 66 – Planning Advisor to write to environmental health licensing team to raise concerns regarding waste storage and collection.

- PA delivered comments from the committee to the environmental health and licencing team.

Minute 68 – Planning Advisor to send a response to the A259 Corridor scheme consultation.

- PA has sent a response on behalf of the committee in support of the scheme

Minute 72 – Town Clerk to add ‘review options for co-working with local energy co-operatives on decarbonisation, local energy production and the related funding opportunities.’ To the Net Zero working group.

- This has been added to the agenda of the next Net Zero working group meeting.

Minute 74 - Town Clerk to contact Steve Tilbury, Neighbourhood Plan Consultant) to deliver the initial review work as outlined in his proposal.

- PA reported that they have met with the Neighbourhood Plan Consultant to discuss the Neighbourhood Plan, who will be providing a report at a future Planning and Conservation Committee meeting.

81. **APPLICATIONS FOR PLANNING PERMISSION**

CC/24/02134/PA3MA - The Atrium Southern Gate Chichester West Sussex - Conversion of existing office building into 60 no. residential apartments.

NO OBJECTION, subject to the Local Planning Authority being satisfied that the amount of natural light to the apartments with windows to the atrium would be adequate in all cases.

CC/24/02243/DOM - 23 West Street Chichester West Sussex PO19 1QW - Proposed single storey extension and alterations.

NO OBJECTION, subject to the comments of the Conservation Officer on:

- the design of the extension,
- the loss of the side windows, the brick wall and arch, and the old outhouse this connects to, and consequently part of the side alley/passageway adjacent to the neighbouring property,
- the proximity of the raised decking and York stone to the neighbouring listed property.

Regard should be had to the impact on light to the neighbouring properties.

CC/24/02244/LBC – Litten Gardens Chichester War Memorial St Pancras Chichester - Add name to Chichester War Memorial

Committee **NOTED** the application, as it is a Chichester City Council Application.

82. **UPDATE ON NEW LISTED BUILDING CONSENT APPLICATION ON WEST WALLS PLAQUE**

PA reported that Chichester City Council have been given Listed Building Consent by Chichester District Council for a commemorative Plaque at West Walls Garden.

83. **PUBLIC CONSULTATION ON CHICHESTER TANNERY REDEVELOPMENT**

Committee Members discussed a housing development on a disused brownfield site, recognising its potential to meet local housing needs.

They acknowledged significant contamination issues and requested a detailed report to understand the contaminants and decontamination options. Comprehensive decontamination is proposed, including removing trees, buildings, and the top 5m of soil. Approximately 36 trees may be removed, and members emphasised the importance of replacing mature trees to maintain biodiversity.

The retention of locally listed buildings along Westgate was suggested to preserve the area's character, with a focus on retaining important architectural features.

Concerns were raised about the lack of suitable play areas for children, proposing a redesign to include a larger public garden along the Lavant, enhancing natural surveillance and public space usability.

Clarification on the exclusion of 61 Westgate from the redevelopment was requested, along with a Construction Management Plan to manage construction traffic effectively.

Members **REQUESTED** the PA to provide their comments to the consultation before the 18th.

84. **PROPOSAL FOR TRAFFIC REGULATION ORDER - ORCHARD GARDENS TO BE MADE INTO A SCHOOL STREET – CLOSED TO MOTOR VEHICLES BETWEEN 8.15AM-9.00AM and 2.30AM-4PM (TIMES TO TBD)**

During the meeting, Members expressed support for the proposed scheme, contingent on a six-month trial period.

Following this trial, a comprehensive review and consultation should be conducted to ensure that residents of Orchard Gardens, surrounding roads, and school users are satisfied and benefiting from the scheme.

Benefits should include reduced vehicle trips to schools and no increase in nuisance from displaced traffic or dangerous parking. If the review indicates significant issues, the scheme will be discontinued.

Several concerns were raised: the potential displacement of school traffic to surrounding roads, increased dangerous parking or manoeuvring due to Orchard Gardens' location off a busy ring road, confusion caused by 'except for access' signs which may inconvenience delivery and service vehicles, and the proliferation of traffic signage in the Conservation Area.

It was mentioned that the school is within walking distance for many pupils, and the scheme may encourage more parents to walk. The number of pupils driven to school should be recorded before and after the trial to assess the scheme's impact on reducing vehicle trips.

Chair **REQUESTED** that the PA submit comments from the Committee to the Project Managers of the proposal.

85. **ENFORCEMENT MATTERS**

None reported.

86. **TRAFFIC ISSUES**

None reported

87. **ITEMS TO BE INCLUDED ON THE NEXT AGENDA**

None reported

88. **DATE OF NEXT ORDINARY MEETING**

DATE OF NEXT ORDINARY MEETING: Thursday 5 December 2024

The meeting closed at 4.57pm.

ACTIONS ARISING FROM THIS MEETING

| Minute ref. | Action | Assigned to |
|--------------------|---|--------------------|
| 83 | Submit committee comments Chichester Tannery Redevelopment | PA |
| 84 | Submit comments from Committee for Traffic Regulation Order – Orchard Gardens | PA |