



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE

MEETING OF THE PLANNING AND CONSERVATION COMMITTEE TO BE HELD IN THE COUNCIL CHAMBER AT 4.00PM ON THURSDAY 27 FEBRUARY 2025

Minutes

Date Thursday 27 February 2025

Time 4.00pm – 4.46pm

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

PRESENT: Councillors Butler - Chair (AB), Vivian - Vice-Chair (JV), C Gershater (CG).

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

ALSO IN ATTENDANCE: Town Clerk (TC), Planning Advisor (PA), Communications, Civic and Council Support Officer (CCSO), Councillor Chant (RC), and Councillor Simon Oakley of West Sussex County Council (SO).

115. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Hitchman (GH) and McHale (SMH).

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

No declarations of interest were declared.

117. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 30 JANUARY 2024**

Committee **APPROVED** and signed the minutes as a correct record the minutes of the Planning and Conservation Committee meeting held on 30 January 2025.

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

Committee noted the completion of the following actions:

- **Minute 108** - CSSM to place Neighbourhood Plan Update on the Full Council Agenda on Wednesday 19th February.
- **Minute 109** – PMM to incorporate local organisation into the Community Workshop for Net Zero Working Group.

- **Minute 112** - TC to provide comments from Committee that the adjoining road should also be considered as a 30mph road.
- **Minute 112** – TC to request licence from West Sussex County Council to install SID device on St James' Road.

The committee noted that the following action has not been completed and requested it be added to the next agenda.

- **Minute 113** – CCCSO to include the agenda item of: Review minutes from the Net Zero Working Group meeting, on Thursday 23 January 2025, on to the next Planning & Conservation Agenda.

119. APPLICATIONS FOR PLANNING PERMISSION

Below are the comments of Chichester City Council in relation to application CC/24/02769/FUL at 28 Brandy Hole Lane Chichester West Sussex PO19 5RY for a Replacement dwelling with new detached garage:

Objection. As proposed, the development would have an unacceptably urbanising impact upon the rural character of the area, due to the cumulative impact of all the elements of the proposal including the scale, width, height, mass and bulk of the replacement dwelling, the very extensive area of hard surfaced/gravel parking to the front, and the size and position of the pitched roofed, three-bay garage building, positioned with its longest elevation across the front boundary of the plot. Consideration should be given to the following amendments:

- The dwelling should be reduced in height as far as possible, while still providing the necessary minimum ceiling height for each floor.
- The gables which project forward on the front elevation, should be hipped to match the rear and sides of the roof. This would create a coherent design and appearance and would reduce mass and bulk without affecting any habitable space. Only storage spaces would be affected, and a large area of storage space would still remain, which would be appropriately served with roof light windows if necessary.
- The garage plans should be amended to reduce its prominent siting and significant height, mass, bulk and width across the frontage of the site. A single or double garage should be considered. Height should be minimised; a lower pitched, fully hipped roof, a flat roof, or a mono-pitched (stable style) roof may be appropriate and would reduce height and bulk. The longest elevation should be parallel to the side boundary, which would result in the narrowest elevation being angled slightly away from the front boundary. New hedge planting should be proposed along the side boundary to soften and screen the garage. The third vehicle parking bay should be omitted.
- A bound surface (which may have a gravelled appearance), rather than loose gravel would be preferable from a highway safety perspective.
- The excessive parking area should be reduced in size to the minimum necessary to serve the property. Planted areas should be increased to retain, as far as possible, the rural character of the area. This could also contribute to Biodiversity Net Gain on site.
- Consideration should be given to removing the roof overhang on the eastern side of the dwelling, which would reduce the width of the building and increase the sense of space around the property, without any impact on the internal space within the building.
- Details should be provided showing how the solar panels are proposed to be mounted on the flat part of the roof. If mounted flat, these would have little visual impact. If mounted on angled frames, these may be visible and would have a commercial appearance, unsuitable for a rural dwelling.

CC/24/02886/LBC - County Library Tower Street Chichester West Sussex
Chichester City Council's comments on the above application are as follows:

- No objection subject to the comments of the Conservation Officer regarding the design and lux levels of the external lighting.

120. **NEW PLANNING ITEMS RECEIVED SINCE PUBLISHING OF AGENDA**

No new items were presented.

121. **NEIGHBOURHOOD PLAN UPDATE**

The committee reviewed the decisions made at the Full Council meeting held on 19 February and discussed any subsequent actions required.

It was noted that the CCCSO will disband the Facebook group, and members will be informed about the outcome of the Neighbourhood Plan consultation.

122. **WEST SUSSEX COUNTY COUNCIL DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY (LFRMS) CONSULTATION (2025-20230)**

Chichester City Council considered the draft LFRMS consultation at our Planning Committee yesterday. Below is a summary of our Members' comments:

- There should be dedicated support for Parish Councils where they wish to produce Flood Risk emergency plans.
- A common source of local flooding is overwhelm of local street drains, due to poor maintenance or low capacity.
- It would be useful to see any risk analytics or technical data which the scheme is based on.

123. **SOUTH DOWNS NATIONAL PARK (SDNP) LOCAL PLAN REVIEW CONSULTATION**

The committee **NOTED** the consultation.

124. **PLANNING APPLICATION: 24/02401/OUTEIA – PROPOSED 370 NEW DWELLINGS EAST OF CHICHESTER**

O/24/02401/OUTEIA - Land East Of Chichester West Of Drayton Lane (B2144) Oving West Sussex - Outline application

Though Chichester City Council notes that the application is outside of the Parish, as this is major development close to the boundary, the following comments in respect of the proposal are made:

- The proposal would make a very significant contribution to housing need in the District of 370 dwellings, on an allocated site in a sustainable location.
- The plans show no formal sports pitches provided within the site, this is shown within phase II, these should be provided as part of phase I, unless they can be secured by legal agreement. If it is accepted that they are to be provided at phase II, it is questioned how their delivery would be secured.
- The green open space provided includes quite a number of narrow strips of land, which would not be meaningfully usable as recreation space, though along the Shopwhyke Road, it would soften the urban appearance of the development. The layout of the SuDS mean that, in practice, much of the deeper green spaces to the south of the residential development

would often not be usable as play space either.

- No development is proposed within the wildlife corridor which is adjacent to the primary school and allotments. These are land uses which are active during the day but unlikely to cause significant noise, light or other disturbance overnight, which limits potential harm to bats and other wildlife. However, a landscaped buffer zone adjacent to the wildlife corridor would be preferable.
- Improved access to public transport should be provided, as the development would result in a significant number of people coming into Chichester City Centre, not all of whom will be in a position to walk or cycle this distance.
- An NHS doctor's surgery should be provided on site, as there is an existing need in the area for additional GP provision, upon which the development would have a significant impact.
- Details of sewerage and other services should be provided.

125. **NET ZERO WORKING GROUP**

Review Minutes and Report from the Net Zero Working Group Meeting on 23 JANUARY 2025. (minutes and reports attached)

The committee **NOTED** that the minutes had not yet been received, so the item was deferred to the next meeting.

126. **ENFORCEMENT MATTERS**

An enforcement notice has been issued for 48 Cambrai Avenue regarding the erection of a pergola. The pergola's design, use of materials, and height are considered visually intrusive and adversely affect the visual amenity of neighbouring properties. The development significantly impacts the outlook from the gardens of neighbouring residential properties due to its proximity to residential boundaries and its height.

Furthermore, the development fails to conserve and enhance the setting of the Chichester Conservation Area, which is adjacent to the rear boundary of the site. It appears out of context with the surrounding residential development. Consequently, the development is contrary to policies 1, 2, 10, 33, and 47 of the Chichester Local Plan and Section 12 of the NPPF.

The notice requires the pergola be dismantled and all materials be removed from the Land. The notice takes effect on 3rd April 2025.

127. **TRAFFIC ISSUES**

The Bognor Road Community Highway Scheme has been taken forward this year, so work will begin on detailed designs for the build out area.

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

Net Zero Working Group Minutes

129. **DATE OF NEXT ORDINARY MEETING**

DATE OF NEXT ORDINARY MEETING: Thursday 27 March 2025

The meeting closed at 4.46pm.

ACTIONS ARISING FROM THIS MEETING

Minute ref.	Action	Assigned to
118	Net Zero Working Group Minutes from Thursday 23 January 2025, to be placed on the next Planning & Conservation Agenda.	CCCSO