



Minutes of the meeting of the **Cabinet** held in Committee Room 2 at East Pallant House Chichester West Sussex on Tuesday 1 May 2018 at 09:30

Members Present Mr A Dignum (Chairman), Mrs E Lintill (Vice-Chairman), Mr R Barrow, Mr J Connor, Mrs J Kilby, Mrs S Taylor and Mr P Wilding

Members Absent

Officers Present Mr M Allgrove (Divisional Manager for Planning Policy), Mr A Frost (Director of Planning and Environment), Mrs J Hotchkiss (Director of Growth and Place), Mr P Legood (Valuation and Estates Manager), Mrs A M Pagano (Principal Conservation and Design Officer), Mr M Regan (Senior Estates Surveyor (Development Support)), Mrs D Shepherd (Chief Executive) and Mr G Thrussell (Senior Member Services Officer)

516 **Chairman's Announcements**

Mr Dignum greeted the members of the public, the press representatives and Chichester District Council (CDC) members and officers who were present for this meeting. He accorded a particular welcome to Kate O'Kelly (Liberal Democrat), who had been elected on Thursday 12 April 2018 as the new member for the Rogate ward. Dr O'Kelly succeeded Gillian Keegan, the MP for the Chichester constituency.

There were no apologies for absence and all members of the Cabinet were present.

There were no late items for consideration.

[**Note** Hereinafter in these minutes CDC denotes Chichester District Council]

[**Note** Minute paras 517 to 523 below summarise the Cabinet's discussion of and decision on agenda items 2 to 8 inclusive but for full details of the items considered in the public session please refer to the audio recording facility via this link:

<http://chichester.moderngov.co.uk/ieListDocuments.aspx?CId=135&MId=979&Ver=4>]

517 **Approval of Minutes**

The Cabinet received the minutes of its meeting on Tuesday 10 April 2018, which had been circulated with the agenda.

There were no proposed changes to the minutes.

Decision

The Cabinet voted unanimously on a show of hands to approve the aforesaid minutes without making any amendments.

RESOLVED

That the minutes of the Cabinet's meeting on Tuesday 10 April 2018 be approved.

518 Declarations of Interests

No declarations of interests were made at this meeting by Cabinet members or by any members who were present as observers.

519 Public Question Time

No public questions had been submitted for this meeting.

520 Review of Character Appraisal and Management Proposals for Fishbourne Conservation Area

The Cabinet received and considered the agenda report and its five appendices, the fifth of which was available for online viewing only in the published agenda supplement.

This item was introduced by Mrs Taylor.

Mrs Pagano and Mr Allgrove were in attendance for this matter.

Mrs Taylor explained the nature and purpose of producing and reviewing character appraisals for conservation areas (CA), in accordance with CDC's Historic Environment Strategy and Action Plan and utilising Article 4 Directions, as set out in sections 5 and 7 of the report. The process for reviewing the current Conservation Area Character Appraisal for Fishbourne (March 2007), the details of the proposed changes to the Fishbourne CA and the benefits of having a revised character appraisal and management proposals document were summarised in sections 6, 8 and 10 of the report. In endorsing the approval of the document for use as a material consideration in determining planning applications, Mrs Taylor commended the excellent report.

Mrs Pagano and Mr Allgrove did not add to Mrs Taylor's introduction.

Cabinet members echoed Mrs Taylor's sentiments about the quality of the report and the post-consultation draft document; the latter was a very well-produced and informative document, not only for conservation purposes but potentially also for tourism use.

Members noted the need for two amendments:

- (1) Appendix 1: in the post-consultation version of the CA, the third bullet point in the list of chief features of Character Area D3 Fishbourne Channel (page 28) incorrectly referred to 'high' tide instead of 'low' tide.
- (2) Para 3.2 of the report: in the second recommendation, the words 'maps on pages 32 to 36' should be replaced with 'map on page 51' and this would be reflected in the resolution to be made by the Cabinet.

In reply to a question, Mrs Pagano explained that for brevity and to put the focus on the comments, appendix 2 included only CDC's proposed responses and not the questions.

Mr Dignum invited Mr A G F Moss (Fishbourne), who had previously intimated his wish to speak on this matter, to address the Cabinet. Mr Moss expressed his immense appreciation for the post-consultation draft document, which drew attention to Fishbourne's very long history and its hidden gems of historic and architectural value. He had discussed the report with Fishbourne Parish Council and local residents and they were clearly very satisfied with the consultation and the resultant draft document. He remarked that the extension of the conservation area embraced some of the settlement's oldest houses eg The Old Forge. He made two observations: (a) whilst the case for making a non-immediate Article 4 Direction with respect to solar panels on roof slopes was understood, he hoped that planning applications for their installation would be sympathetically considered and (b) the several photographs of The Old Thatched House in Mill Lane served as a reminder that as well as imposing restrictions on what owners were allowed to do to their properties (listed or not) in a conservation area, they should also be given appropriate advice and assistance to effect repairs.

In reply to Mr Moss' point in (b), Mr Frost summarised how the revised draft document once adopted, along with associated statutory powers, would be used by CDC as the local planning authority and also Historic England to act supportively to enable owners to look after their properties. Mrs Pagano emphasised that CDC officers were very keen to protect historic buildings but it was important to do so in a sensitive way to encourage owners to take responsibility for effecting remedial repairs to their homes. She added that the funding position was problematic in that with the loss of Historic England grants many owners were not eligible for the large grants available from the Heritage Lottery Fund.

Decision

The Cabinet voted unanimously on a show of hands to make the resolutions set out below.

RESOLVED

- (1) That the revised Character Appraisal and Management Proposals for Fishbourne Conservation Area, attached at appendix 1 to this report, be approved as a material consideration in relevant planning decisions.

- (2) That the recommended changes to the Fishbourne conservation area boundary on the west side, as shown in the map on page 51 of the revised Character Appraisal and Management Proposals, attached at appendix 1 to this report, be approved.
- (3) That the proposed responses to representations, attached at appendix 2 to this report, be approved.
- (4) That the implementation of an 'Immediate' Article 4 direction to cover minor alterations to the principal elevations of dwellings within Fishbourne conservation area, as set out in appendix 3 to this report, be approved.
- (5) That the implementation of a 'non-immediate' Article 4 direction to cover the installation of solar panels on the principal elevations and roof slopes of buildings within the Fishbourne Conservation Area, as set out in appendix 4 to this report, be approved.
- (6) That decisions to confirm and/or implement or otherwise the Directions referred to in 3.4 and 3.5 above be taken by the Director of Planning and Environment following consultation with the Cabinet Member for Planning Services and the ward member for Fishbourne conservation area within six months of the Directions being made.

521 **Late Items**

There were no late items for consideration at this meeting.

522 **Exclusion of the Press and Public**

In order to consider the Part II confidential exempt matter listed as agenda item 8 (2-3 East Street Chichester PO19 1HE) Mr Dignum first read out the resolution set out below.

Decision

On a vote by a show of hands the Cabinet approved unanimously the following resolution.

RESOLVED BY THE CABINET

That in accordance with section 100A of the Local Government Act 1972 (the Act) the public and the press be excluded from the meeting during the consideration of agenda item 8 (2-3 East Street Chichester PO19 1HE) for the reason that it is likely in view of the nature of the business to be transacted that there would be disclosure to the public of 'exempt information' being information of the nature described in Paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) in Part I of Schedule 12A to the Act and because in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

523 **2-3 East Street Chichester PO19 1HE**

The Cabinet considered the confidential Part II agenda report which had been circulated to members and relevant officers only.

The report was presented by Mr Dignum.

Mr Regan and Mr Legood were in attendance for this item.

Mr Dignum summarised the contents of the report.

Mr Legood emphasised the satisfactory outcome to the negotiations as set out in section 4 of the report.

The Cabinet commended officers for their efforts in securing the final terms of the lease.

Decision

The Cabinet voted unanimously on a show of hands in favour of making the resolution set out below.

RESOLVED

That a new lease be granted to the existing tenants (R L Austen Limited) on the terms set out in section 5.2 of the agenda report and the Director of Growth and Place in consultation with the Leader of the Council and the Cabinet Member for Growth and Place be authorised to approve the final terms of this lease.

[Note The meeting ended at 09:50]

CHAIRMAN

DATE