



Minutes of the meeting of the **Planning Committee** held in Committee Rooms - East Pallant House on Wednesday 16 May 2018 at 9.30 am

Members Present: Mr R Hayes (Chairman), Mrs C Purnell (Vice-Chairman), Mr G Barrett, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mrs J Kilby, Mr G McAra, Mr S Oakley, Mr R Plowman, Mrs J Tassell and Mrs P Tull

Members not present: Mrs J Duncton, Mr L Hixson and Mr D Wakeham

In attendance by invitation:

Officers present: Miss C Boddy (Senior Planning Officer), Mr A Frost (Director of Planning and Environment), Miss N Golding (Principal Solicitor), Miss L Higenbottam (Democratic Services), Mr R Sims (Principal Planning Officer) and Mr T Whitty (Divisional Manager for Development Management)

161 **Chairman's Announcements**

The Chairman welcomed everyone to the meeting and drew attention to the emergency evacuation procedure.

Apologies were received from Mrs Duncton, Mr Hixson and Mr Wakeham.

162 **Approval of Minutes**

RESOLVED

That the minutes of the meeting held on 18 April 2018 be approved and signed by the Chairman as a correct record.

163 **Urgent Items**

There were no urgent items.

164 **Declarations of Interests**

Mr Barrett declared a personal interest in respect of application CH/17/03622/OUT as a Chichester District Council appointed member of the Chichester Harbour Conservancy.

Mrs Kilby declared a personal interest in respect of applications CC/17/03164/FUL and CC/18/00655/DOM as a member of Chichester City Council.

Mr Oakley declared a personal interest in respect of applications CH/17/03622/OUT, EWB/17/03547/FUL, FU/17/01191/FUL and WW/17/03295/FUL as a member of West Sussex County Council.

Mr Plowman declared a personal interest in respect of applications CC/17/03164/FUL and CC/18/00655/DOM as a member of Chichester City Council.

Mr Plowman also declared a personal interest in respect of applications CC/17/03164/FUL and CC/18/00655/DOM as a Chichester District Council appointed member of the Chichester Conservation Area Advisory Committee.

Mrs Purnell declared a personal interest in respect of applications CH/17/03622/OUT, EWB/17/03547/FUL, FU/17/01191/FUL and WW/17/03295/FUL as a member of West Sussex County Council.

Planning Applications

(To listen to the full debate of the planning applications follow the [link](#) to the online recording)

The Committee considered the planning applications together with two agenda update sheets at the meeting detailing the observations and amendments that had arisen subject to the despatch of the agenda.

During the presentations by officers of the applications members viewed photographs, plans, drawings, computerised images and artist impressions that were displayed on the screens.

RESOLVED

That the following decisions be made subject to the observations and amendments below:

165 CC/17/03164/FUL - Pret A Manger, 82 East Street, Chichester, West Sussex, PO19 1HA

Information was reported on the agenda update sheet relating to the removal of condition 1.

Mr Frost and Mr Whitty responded to members questions and comments. Mr Frost clarified that A1 use is primarily for cold food sold for consumption off the premises whilst the proposed use was considered to be sui generis (mixed A1 and A3) as it comprises consumption of food both on and off the premises. With regard to the increase in non-retail uses he explained that the 0.52% difference above the policy threshold should be viewed as a modest breach given the wider context of maintaining the viability and vitality of the city centre. With regard to any further change of use Mr Whitty confirmed that condition 4 requires the site to be either mixed A1 and A3 or to revert to A1 use. With regard to the shop frontage he confirmed the length as 11 metres. With regard to requirements for marketing of the

existing use set out in appendix E of the CDC Local Plan, this is not a requirement for retail (A1) premises.

Recommendation to **Permit** agreed.

166 **CC/18/00655/DOM - 43 York Road, Chichester, West Sussex, PO19 7TL**

Recommendation to **Permit** agreed.

167 **CH/17/03622/OUT - Ronic House, Main Road, Bosham, PO18 8PN**

The following member of the public addressed the Committee:

- Mrs K Simmons - Agent

Recommendation to **Defer for a Section 106 agreement** then **Permit** agreed.

168 **EWB/17/03547/FUL - Land East Of 10 Downview Close East Wittering PO20 8NS**

The following members of the public addressed the Committee:

- Mr B Reeves – East Wittering and Bracklesham Parish Council
- Mr A Prior - Agent

Mr Whitty responded to members questions and comments. He confirmed that the scheme, originally comprising four dwellings, under the previous application, had been amended to one detached dwelling and two semi-detached dwellings. He explained that officers considered the current appearance of the site, including the width of the access to the public amenity space to be a characteristic of the area, not part of *the* character of the area and as such found the proposal to reduce the size of the access not unreasonable. He explained that any new housing would be additional windfall for the Council. With regard to parking West Sussex County Council (WSCC) Highways had raised no concerns.

Members discussed their concerns about reducing the access route to the public amenity space. Some members felt that the loss would be detrimental to the character of the area as views towards the open space would be significantly reduced. Some members were also concerned that approval could set a precedent for similar sites across the coastal villages in the district.

Mr Barrett proposed that the application be refused on the grounds of over development causing harm to the character of the area. Mrs Tassell seconded the proposal which was carried.

Refuse (contrary to officer recommendation).

The Committee took a short break.

169 **FU/17/01191/FUL - Land At 6 Oaklands, West Ashling Road, Hambrook, Funtington, West Sussex**

The following member of the public addressed the Committee:

- Mr N Green - Agent

The Chairman requested officers ensure the septic tank is of adequate capacity for the site.

Recommendation to **Permit with Section 106 agreement** agreed.

170 **WE/18/00607/FUL - Woodbury House, Whitechimney Row, Westbourne, PO10 8RS**

Information was reported on the agenda update sheet relating to details of the financial contribution to mitigate the impact of the proposed development.

The following member of the public addressed the Committee:

- Mr R Briscoe – Westbourne Parish Council

Mr Whitty responded to members questions and comments. He explained that officers felt there would be no detrimental impact to the site or surrounding area as a result of the increase in the height of the car barn. He confirmed that the closest view of a neighbouring property from the balcony would be an acceptable 20 metre distance. With regard to the roof light he confirmed that although a level of light would be omitted from the hallway it would be difficult for officers to enforce a condition restricting its use. With regard to concerns relating to vehicle access to the site he explained that it would be difficult to justify a condition as the same access routes had been previously approved. With regard to concerns that the outbuildings could be subject to future conversion he asked members to consider whether the potential harm was great enough to make a condition reasonable. Following discussion no further conditions were added.

Recommendation to **Defer for a Section 106 agreement** then **Permit** agreed.

171 **WW/17/03295/FUL - Izora, 1 Watersedge Gardens, West Wittering, PO20 8RA**

Information was reported on the agenda update sheet relating to amended condition 2. Mr Sims also reported information on a second agenda update sheet relating to letters of objection.

The following members of the public addressed the Committee:

- Mr R Shrubb – West Wittering Parish Council
- Mr B Reeves – East Wittering and Bracklesham Parish Council
- Mr B Couchman - Objector
- Mrs C Barton – Objector
- Mrs J Culverwell - Objector

- Mr P Collard – Applicant
- Mrs E Hamilton – Chichester District Council Ward Member for West Wittering
- Mrs S Taylor – Chichester District Council Ward Member for East Wittering – also on behalf of Mr K Martin, Chichester District Council Ward Member for East Wittering (who was unable to attend the meeting)

Members discussed the impact of narrowing the width of the footpath on Shore Road. Some members raised safety concerns that there is no footpath on the opposite side of the road to mitigate often high levels of pedestrian activity from the nearby car park to the beach.

Mr Barrett proposed that the application be refused on the grounds of public safety and the loss of public amenity. Mrs Tassell seconded the proposal which was lost.

Mr Frost advised members that given their concerns it would be wise to assess the proposal in greater detail against relevant government guidance and to obtain further clarification from WSCC Highways regarding the pavement width. Members then discussed the possibility of a deferral.

The Chairman proposed the application be deferred for further information including a site visit and for officers to arrange for a WSCC Highways representative to be present when the application returns to Committee. Mrs Kilby seconded the proposal which was carried.

Defer for a member **Site Visit**.

172 **Schedule of Planning Appeals, Court and Policy Matters**

The Committee considered and noted the schedule of outstanding planning appeals, court and policy matters that had been circulated with the agenda.

Court and other matters

Information was reported on the agenda update sheet relating to River Farm, Brookfield Lane, Tillington. The appellant had been granted permission to challenge the Inspector's appeal decision letter in the High Court. Officers anticipate confirmation of the hearing date shortly.

173 **Consideration of any late items as follows:**

There were no late items.

The meeting ended at 12.27 pm

CHAIRMAN

Date: