



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE Minutes

Date Thursday 18 July 2024

Time 4.00pm – 4.44 pm

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

PRESENT: Councillor Butler (Chair) and Councillors Vivian (Vice-Chair) and Mchale

EX-OFFICIO: The Mayor, Councillor Quail

ALSO IN ATTENDANCE: Councillor Miall, Planning Adviser, Council Services and Support Manager, Civic and Council Support Officer, West Sussex County Councillor Simon Oakley, Mr Vaughan Lowe KC (for application reference CC/24/01317/FUL) and six members of the public,

25. **APOLOGIES FOR ABSENCE**

Councillors C Gershater and Hitchman

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

None

27. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 20 JUNE 2024**

The Committee **APPROVED** as a correct record the minutes of the Planning and Conservation Committee meeting held on 20 June 2024

28. **APPLICATIONS FOR PLANNING PERMISSION**

**CC/24/01028/FUL and 24/01029/LBC
38 South Street Chichester West Sussex PO19 1EL**

Change of use from office to 6 no. apartments (use class C3), associated internal alterations and conservation repair works.

No objection, subject to the comments of the Conservation Officer.

**CC/24/01317/FUL
Chichester Art Centre Chichester West Sussex PO19 3DQ
Variation of Condition 6 of planning permission CC/21/02511/FUL**

Mr Lowe made a short presentation to the Committee regarding local residents' concerns about the application which Members considered and discussed.

No objection to the extension of the Dance School hours.

Objection to the extension of the community use until 23:30 Monday-Saturday and until 22:00 on Sundays. The application is not supported by a Noise Assessment. The site is outside of the city centre, within a residential area, and has a number of nearby residential properties which may be affected by late night use of the venue as well as by patrons leaving the venue at closing time.

29. **WSSC CONSULTATION – PROPOSED EV CHARGE POINT INSTALLATION LOCATIONS**

Council Services and Support Manager noted that Councillors could comment individually on the proposed charge point locations. The Chair noted that the Committee will return to this at the August meeting to consider a City Council response.

30. **NEIGHBOURHOOD PLAN UPDATE**

Still no formal response from the Neighbourhood Plan Steering Group and no materials have been received.

There was a discussion regarding the next step, place assessments and raw data. The Town Clerk has four quotes from Consultants and the Chair requested that they should read them and discuss at the next meeting.

The Town Clerk strongly recommended deferring any action until August as a new policy framework comes into play at the end of the month, which would likely have an impact on Neighbourhood Plans. Two of the consultants had recommended the same.

31. **ENFORCEMENT MATTERS**

No enforcements.

32. **SOUTH DOWNS LOCAL PLAN REVIEW**

It was decided that this was good to review as the project continues but the website is for the public comments only, so no action is needed.

33. **HIGHWAYS SAFETY RE: BOGNOR ROAD**

There was a discussion about the long history of concerns about pedestrian safety along the Royal/York crossing. There is no space for a pedestrian crossing. Due to a large number of applications last year, this application did not make it through with County Council.

There was also a discussion about mounting Speed Indicator Devices (SIDs) on convenient lampposts, but Members were advised that Southern Electric had previously refused to allow this.

The Town Clerk is meeting with Highways on August 1 and will report back.

Councillor Miall mentioned that it is a dangerous road and action needs to be taken. Letters of support from the public and from Chichester City Council have already been submitted.

A discussion was had with regards to Chichester City Council putting some money toward the project with possibly funded from the City Council's CIL allocation.

County Councillor Simon Oakley mentioned that offering financial support for such projects demonstrated the commitment of the local community and the importance they place on it.

Chair proposed that we write to the Council and offer monetary support towards a solution to the dangerous road.

POST MEETING NOTE: West Sussex County Council Highways have been contacted regarding estimated costs of the project. An agenda item will be taken to the Extra Ordinary meeting of the City Council on 31 July 2024. As this date is the deadline for Community Highway Scheme projects, County Council Officers have confirmed they will accept an email on 1 August 2024 outlining any support agreed to at the Council meeting.

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

West Sussex County Council EV charging point locations consultation
Neighbourhood plan
Air quality monitoring (Simon Ballard CDC presenting)
Highway Schemes

35. **DATE OF NEXT ORDINARY MEETING**

DATE OF THE NEXT ORDINARY MEETING: Thursday 15 August 2024

The meeting closed at 4:45 pm.

ACTIONS ARISING FROM THIS MEETING

Minute ref.	Action	Assigned to
33	Town Clerk write to the Council and offer monetary support towards a solution to the dangerous road.	Town Clerk