



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE Minutes

Date Thursday 12 September 2024

Time 4.07pm – 5.50 pm

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

PRESENT: Councillor Butler (Chair) and Councillors Vivian (Vice-Chair), C Gershter.

EX-OFFICIO: The Mayor, Councillor Quail

ALSO IN ATTENDANCE: Councillors Miall, Chant, Town Clerk, City Council Planning Officer, City Council Project Manager, Simon Ballard (CDC Environmental Protection Manager), Greg Ockwell & Nick Burrell (WSCC Growth Programme Delivery Managers), Simon Oakley (WSCC Councillor, Chichester East)

51. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Hitchman and McHale.

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

None

53. **AIR QUALITY IN CHICHESTER**

Mr Simon Ballard, Senior Environmental Protection Manager at Chichester District Council, gave a presentation on the importance of air quality monitoring and the impacts of poor air quality on human health.

CDC is responsible for following the local air quality management regime. If air quality falls below certain standards, then CDC must designate it an air quality management area and identify measures they will take to try and address the issues.

There are 22 monitoring stations located around the City Centre. Each mobile station is deployed on a monthly short-term basis. There are 2 permanent stations on Stockbridge Road and Westhampnett Road, both providing real-time, round the clock monitoring. Data is then fed back to the Department for Environment, Food and Rural Affairs, for an annual report to be developed.

Problem areas such as Orchard Street and St Pancras are largely affected by topography and street design, both are narrow areas with high buildings. St Pancras is currently the only active air quality management area in the city. By national standards, the Air Quality Management Areas in Chichester are very small.

The focus on monitoring now lies with Particulates, rather than Nitrogen Dioxide. Air quality action plans are targeting a modal shift, such as cycling and walking, with increased EV Charge points required in residential areas without a driveway.

The Chair thanked Mr Ballard for his presentation and the committee asked a variety of questions. One being on how the models are validated and what is the confidence interval in the models. Mr Ballard replied saying that models are validated against national standards and that they can check the accuracy of their data against the modelled performance.

The Committee also asked what Chichester City Council could do to help regarding air quality. Mr Ballard suggested that the conversion of the City Council's vehicle fleet to electric vehicles sends a powerful message of leadership. The City Council could help support and promote the local car clubs which help to take excess vehicles off the road.

54. **FUNDING FOR CITY CENTRE PAVEMENTS**

Mr Greg Ockwell and Mr Nick Burrell from West Sussex County Council gave an update on the City Centre pavement project.

Nick Burrell advised that the Chichester Growth deal with CDC is currently being refreshed and will incorporate some of the items in the emerging regeneration strategy as well as the City Centre pavements.

Greg Ockwell advised that the business case for the Pavements project has now been through the internal review process at WSCC and a preferred approach been identified.

They requested that Councillors encourage residents to report anything they see. Under-reporting of defects is a national issue.

The costs for seating, both above ground planters and in-ground tree planting has been incorporated into the design. This will be agreed in partnership with the City Council to determine acceptable items/specifications.

Ongoing maintenance of street furniture etc would need to be agreed, but likely to be the responsibility of the City Council.

Current expectation of public realm costs is a range between £200,000-£400,000 depending on the approach taken to tree planting.

WSCC have now allocated £542,000 for enabling works and to draw up detailed designs for the project. The key decision on this is due at the end of September. Public consultation will take place in November to test that the proposed designs are acceptable.

The May 2025 elections pose a risk to the project timescales, as decision will be delayed until after the elections. The current anticipated delivery of the completed scheme is 2028.

WSCC Next steps are to Confirm partner contributions, Capture feedback and public engagement, engage with Stakeholders and communication strategy development Establish governance and outline project delivery programme.

Work will need to take place now to finalise the communications strategy and how to address potential public concerns about costs and project deliverability.

There is a risk that during the detailed design stage it is decided that the project is not viable and so does not proceed. There is also a risk that people will not be satisfied with what is delivered as it will be a simple solution, although it is more realistic in terms of being deliverable and achievable. The challenge is going to be public feedback and how that will be managed.

Committee members asked what reassurance is there that the project will happen? WSCC have allocated £500,000 this is further than it has ever gone before and should give confidence that it will happen.

WSCC are potentially requesting an additional £300,000 (exact cost dependant on furnishings and finishes) from the City Council, (on top of £100,000 already promised) to bring total project contribution from the City Council to £400,000.

The formal request from WSCC will be finalised as the detailed design develops but will be specifically earmarked towards street furniture items that the City Council will maintain in the future. The final decision making will sit with the WSCC cabinet.

The Chair thanked Mr Ockwell and Mr Burrell for their time.

55. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 15 AUGUST 2024**

The Committee **APPROVED** the minutes of the Planning and Conservation Committee meeting held on 15 August 2024 and they were signed by the Chairman.

56. **APPLICATIONS FOR PLANNING PERMISSION**

CC/24/01783/FUL

The Committee **STRONGLY OBJECTS** to the variation of Condition 5. The site is not suitable as an outdoor music venue due to the proximity and noise impacts to the surrounding residential properties. The proposal would result in significant harm to the residential amenity of the surrounding neighbours, which would not be adequately mitigated by limiting the live music performances to 42 per year, 12 of which would be amplified.

NO OBJECTION to the variation of Condition 4 to enable the venue to open on Tuesdays and Wednesdays, subject to appropriate controls over the noise.

CC/24/01310/FUL and CC/24/01311/LBC

Chichester City Council has **NO OBJECTION** to the above applications.

24/01677/FUL

Chichester City Council has **NO OBJECTION** to the above application.

CC/24/01698

Members noted that an application had been submitted and that a decision on the application was due imminently. Members were informed by Councillor Quail that the Chichester Conservation Area Advisory Committee had made some comments about the application at their most recent meeting. The Planning Adviser was asked to contact Chichester District Council to request that they do not determine the application until the CCAAC comments are available, and any amended plans have been submitted.

57. **ENFORCEMENT MATTERS**

The Committee noted that there were no new enforcement issues.

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

Minute 40 – BHESCo proposal to be placed on the next Full Council agenda.

- The item will be included on the agenda for Full Council on 25th September 2024, councillors when representatives from BHESCo will give a presentation.

Minute 44 – Email Councillors about Electric Vehicle Charging Points consultation

- Councillor Vivian reported that the consultation had now closed.

Minute 45 - Submit a response Regarding the proposed changes to the NPPF on behalf of the City Council.

- The Committee noted that a response has been submitted by the Planning Advisor.

Minute 48 - Invitation to Neighbourhood Plan consultants to a special meeting of the committee

- Members were advised that a special meeting has not been called. It is proposed that the two selected neighbourhood plan consultants, are invited to give councillors a briefing via Zoom before the next Planning and Conservation meeting on 10th October 2024, with the committee making a formal decision on the final appointment at their next meeting.

59. **TRAFFIC ISSUES**

The Business Plan Sub-Committee had requested that traffic issues be added as a standing item to the Planning & Conservation committee agenda. In addition, they had requested that each ward nominate a councillor to take the lead on raising any traffic issues or proposals with the Committee.

The Committee **AGREED** to include traffic issues as a future standing agenda item.

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

Neighbourhood Plan

61. **DATE OF NEXT ORDINARY MEETING**

DATE OF NEXT ORDINARY MEETING: Thursday 10 October 2024

The meeting closed at 5.50 pm.

ACTIONS ARISING FROM THIS MEETING

Minute ref.	Action	Assigned to
59.	Include Traffic Issues as a standing item to future Planning and Conservation meetings	Communications and Civic Support Officer
58.	BHESCo proposal to be placed on the next Full Council agenda.	Communications and Civic Support Officer
56.	Contact Chichester District Council to request that they do not determine the application until amended plans have been submitted.	Planning Adviser

58.	Invite the two selected neighbourhood plan consultants to give councillors a briefing via Zoom before the next Planning and Conservation meeting on 10th October 2024.	Council Services and Support Manager
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