



Chichester City Council

## PLANNING AND CONSERVATION COMMITTEE

### Minutes

**Date** Thursday 24 April 2025

**Time** 4.00pm – 5.08pm

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

**PRESENT:** Councillors Butler - Chair (AB), McHale (SMH), C Gershater (CG).

**EX-OFFICIO:** The Mayor, Councillor Quail

**ALSO IN ATTENDANCE:** Town Clerk (TC), Planning Advisor (PA)

140. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Vivian.

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

No declarations of interest were declared.

142. **MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE MEETING HELD ON 27 MARCH 2025**

Committee **APPROVED** and signed the minutes as a correct record the minutes of the Planning and Conservation Committee meeting held on 27 March 2025.

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

Committee noted the completion of the following actions:

- Minute 138 – Communications, Civic and Council Support Officer to place Net Zero Working Group Minutes from Tuesday 20 March 2025, on the next Planning & Conservation Agenda.

144. **APPLICATIONS FOR PLANNING PERMISSION**

**CC/24/02800/FUL** - Case Officer: Benjamin Marshall  
Unit 10 Chichester Trade Centre Quarry Lane Chichester

No objection in principle. Clarification should be sought on the parking provision, which is not shown on the plans. The proposal is for the provision of an important community service, and it is important that staff, volunteers and clients be made

aware of how they can access this service and where they can park, without resulting in disruption to the operation of, or access to, the surrounding uses.

**CC/25/00226/FUL and CC/25/00227/LBC** - Case Officer: Eleanor Midlane-Ward  
First And Second Floors 57 East Street Chichester West Sussex

**Objection.** Whereas low level, less than substantial harm to the listed building, as a result of the layout changes, may have been justified on the previous proposal on the basis that it would have secured an optimum use for the whole of the listed building, this proposal does not secure any use for the second floor. Concern is raised that the potential future use of the second floor may be prejudiced by the proposed development, resulting in a non-use and greater potential for this part of the building to fall into further disrepair. As such, any harm would not be justified.

The advice of the Listed Buildings Officer should be sought in this regard.

Chichester City Council would support an appropriate use of the second floor.

It is noted that the plans do not show where the bins for both flats would be accommodated.

**CC/25/00410/FUL** - Case Officer: Benjamin Marshall  
Harwoods Jaguar Terminus Road Chichester West Sussex

No objection.

**CC/25/00584/FUL** - Case Officer: Benjamin Marshall  
St Pancras Church St Pancras Chichester West Sussex

**No objection.**

**CC/25/00711/FUL** - Case Officer: Rebecca Perris  
Over The Way Church Road Chichester West Sussex

No objection.

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

No new items were presented.

146. **NET ZERO WORKING GROUP**

The Committee reviewed and noted the report from the Net Zero Working Group Meeting on 20 MARCH 2025.

The Committee **RESOLVED** that the Net Zero Working Group be dissolved and consideration of Net Zero issues become a standing item on the Planning & Conservation Committee agenda.

The Committee **REQUESTED** that an update on outstanding actions from the working group be brought to the next P&C meeting.

147. **STREET TRADING CONSENT APPLICATION – DISTINGUISHED GENTLEMAN’S RIDE**

The Committee noted the Street Trading Consent application for the Distinguished Gentleman’s Ride is set for Sunday, 18th May 2025, between 10am and 4pm. and made no additional comments.

148. **STREET NAMING**

The Committee considered the report regarding the proposed street names for 'The Acres' in Minerva Heights and RESOLVED to amend the recommendation to East Acre and West Acre to avoid potential confusion for Royal Mail.

149. **STATEMENT OF PRERESENTATION PROCEDURE**

The Planning Officer gave an overview of the proposed main modifications to the Chichester Local Plan.

Matters relevant to the City Council were:

- An increase in the housing requirements from 10,350 dwellings to 11,484 dwellings, with any uplift in delivery pushed back to 2030 onwards.
- That where a Neighbourhood Plan has failed or not been delivered, CDC will allocate housing via the strategic site allocation plan.

The Committee considered the main modifications and had no comments to make.

150. **ENFORCEMENT MATTERS**

There were no new enforcement matters

151. **TRAFFIC ISSUES**

Members were advised that Enerveo, West Sussex County Council's (WSCC) street lighting contractor, had declined to issue permission for the Speed Indicator Device attachment to a streetlight in Orchard Street and so alternative options were currently being explored, including the possibility of installing pavement sockets for posts.

The Committee **REQUESTED** that an update be provided from WSCC on the status of the traffic free zone around the school in Orchard Gardens.

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

- Update on outstanding actions from the Net Zero Working Group

153. **DATE OF NEXT ORDINARY MEETING**

DATE OF NEXT ORDINARY MEETING: Thursday 22 May 2025

The meeting closed at 5.08pm.

**ACTIONS ARISING FROM THIS MEETING**

Minute ref.	Action	Assigned to
146	Provide updates to future Planning and Conservation Committee meetings regarding progress on the City Council's Net Zero commitment	Officers as appropriate

151	Request an update from WSCC regarding the status of the traffic free zone that is due to be implemented in Orchard Gardens next to the Central Academy School and report to the next meeting of the Committee.	Town Clerk
152	Provide a report outlining outstanding action from the Net Zero Working Group	Property Maintenance Manager