



**Chichester City Council**

## **MEETING OF PLANNING AND CONSERVATION COMMITTEE**

### **Minutes**

<b>Date</b>	Thursday 6 November 2025
<b>Time</b>	16:01 -- 17:05
<b>Location</b>	Council Chamber
<b>PRESENT:</b>	Councillors Vivian (JV), Gershater (CG), Butler (AB), Apel (CA), Russell (NR),
<b>EX-OFFICIO</b>	The Mayor, Councillor McHale (SMH)
<b>ALSO IN ATTENDANCE:</b>	Councilor Miall (RM), City Council Planning Advisor, City Council's Communications, Civic and Council Support Officer, West Sussex County Councilor Simon Oakley, 3 members of the public from East Broyle Residents Society and Safe Crossing for St Paul's Road Campaign Group.

#### **PL2025/32. APOLOGIES FOR ABSENCE**

Councillor Chant sent their apologies for this meeting.

#### **PL2025/33. DECLARATIONS OF INTEREST**

No declarations of interest were made by the members present.

#### **PL2025/34. PUBLIC QUESTIONS**

The presentation from the East Borough Residents Association was brought forward, thus interrupting the sequential flow of the agenda

East Broyle and the Safe Crossing for St Paul's Road Campaign Group, provided a detailed presentation. They outlined the significant risks associated with St Paul's Road, emphasising the inadequacy of current signage and the dangerous nature of the junction. They highlighted that the issues extend beyond the immediate crossing to include poor signage, vegetation, and pavement conditions, which collectively contribute to the unsafe environment.

They stressed the need for immediate mitigations, such as enhanced Speed Watch activities, temporary barriers, and improved signage, to address the pressing risks. They also mentioned ongoing difficulties in engaging West Sussex County Council to take meaningful action and proposed a collaborative approach involving local councillors and community groups to develop a coherent plan.



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CA and NR raised questions regarding past efforts to address the crossing issues and the sources of pedestrian traffic, respectively. CA noted previous unsuccessful attempts to secure action from West Sussex County Council, while NR sought clarification on the primary origins and destinations of pedestrian traffic.

SMH referenced a letter from Joy Dennis of West Sussex County Council, outlining a phased approach to improving pedestrian safety, including closing unsafe crossings and installing tactile paving. Alec responded by expressing concerns about the delayed timeline and the inadequacy of proposed measures, emphasising the need for immediate action and questioning the value for money of the proposed £300,000 expenditure.

The discussion concluded with a consensus on the necessity of a detailed risk assessment and a collaborative approach to ensure effective and timely solutions.

**Decision:** A detailed risk assessment needs to be completed by the Campaign Group and a collaborative approach involving local councillors and community groups were agreed upon to address the crossing issues at St Paul's Road.

**Task:** Data needs to be provided to the Mayor for inclusion in their upcoming letter to West Sussex County Council.

**Task:** TC to provide written update on West Sussex Country Council Highways Scheme

### **PL2025/35. MINUTES OF THE PREVIOUS MEETING(S)**

**Decision:** The minutes of the previous meeting held on 9th October were adopted unanimously.

### **PL2025/36. UPDATES ON ACTIONS FROM SEPTEMBER MEETING**

The Chair mentioned that updates from previous meetings would be dealt with via email from the Town Clerk (TC).

The Chair requested that the agenda item about public realm items should be covered by the committee to the next meeting.

**Task:** To place Budget Discussion on Public Realm Items on the next agenda.

**Task:** TC to provide written update to committee.

### **PL2025/37. UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)**

Committee acknowledged that the actions from the August Meeting of the Committee has been completed.

### **PL2025/38. APPLICATIONS FOR PLANNING PERMISSION**

CC/25/02274/FUL

Chichester City Council has no objection to this application.

CC/25/02426/LBC

Chichester City Council has no objection to this application.

**Decision:** No objections to the above applications



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**Task:** PA to provide Committee decisions to Chichester District Council Planning Department.

#### **PL2025/39. NEW PLANNING APPLICATIONS RECEIVED SINCE PUBLISHING OF THE AGENDA**

CC/25/02425/FUL

Chichester City Council has no objection to this application.

**Decision:** No objections to the above applications

**Task:** PA to provide Committee decision to Chichester District Council Planning Department.

#### **PL2025/40. LOCAL PLAN UPDATE**

The Planning Adviser set out that CDC now has an up-to-date Local Plan, adopted on 19th August 2025, and a 5 year housing land supply (5YHLS). This means that the 'tilted balance' (as set out in paragraph 11d of the NPPF) is no longer in place in favour of housing development, and housing proposals can now be assessed in line with the Policies within the Local Plan.

This should put CDC in a strong position to refuse unacceptable housing development proposals on unallocated sites. However, in December 2024, the government changed the Standard Method for calculating housing need which resulted in a significantly increased housing requirement for the District, above that provided for within the newly adopted Local Plan.

Consequently, under transitional arrangements set out in the NPPF, from July 2026, a 20% 'buffer' will be required over the housing requirements provided for in the Local Plan. This means that additional housing on unallocated sites will need to be granted to provide for that 20% buffer. If this is not achieved, then the tilted balance in favour of speculative housing developments will again be engaged from July 2026.

#### **PL2025/41. RESPONSE TO THE CDC CONTAMINATED LAND STRATEGY CONSULTATION**

The meeting began with a discussion about site identification within the Parish. It was noted that Westgate is currently the only known site. The Chair requested a report outlining all sites in the Parish, specifying which are currently owned by Chichester City Council and which may be taken on in the future. The Town Clerk (TC) is to compile this report and include it following the meeting.

CG raised the topic of nitrate testing, particularly in relation to land that was previously used for agricultural purposes. PA responded by stating that this matter falls under the responsibility of Environmental Health.

The Florence Road allotment was also discussed. Although it had been listed for consideration, it was confirmed that the site is already included in the existing documentation. Testing has been conducted, but the results are still pending and need to be obtained.

**Task:** TC to compile a report identifying contaminated assets currently owned by Chichester District Council that Chichester City Council is considering taking over.



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### PL2025/42. STREETNAMING

The Committee considered naming proposals for two newly developed blocks of flats in the City Centre.

The Chair proposed that the names outlined in the forthcoming report be accepted. CG seconded the proposal, and it was carried with four votes in favour from Committee members.

**Decision:** Committee agree on the names Lucas House and Barton House for the newly developed blocks of flats in the City Centre.

**Task:** Council Services and Support Manager to process the naming of the buildings.

### PL2025/43. NET ZERO AND ENVIRONMENT MATTERS

PA presented information on the Local Nature Recovery Strategy (LNRS), a new county-wide plan being developed by WSCC under the Environment Act 2021. The LNRS will not create new legal designations or restrict land use.

It is a strategy, bringing together new and existing ecological information, setting out the existing status of biodiversity interests (including important habitats and protected species) across the county, and opportunities to improve biodiversity in the area.

The public consultation on the LNRS is open until 26 November 2025. Members expressed support for the LNRS and its likely contribution to biodiversity enhancement in the area.

**Task:** PA to respond to the consultation *“Chichester City Council supports the LNRS and its aims and priorities. The LNRS is a very information-dense document which is well researched, well-presented, and easy to read. It will be very useful for biodiversity enhancement in the area.”*

Chair requested that the TC provides an update of Net Zero Matters.

**Task:** TC to provide an update on Net Zero Matters.

### PL2025/44. ENFORCEMENT MATTERS

This agenda item was not discussed but members requested that they be updated in written form by the TC.

**Task:** TC to provide written update on Enforcement Matters.

### PL2025/45. TRAFFIC ISSUES

The Committee discussed ongoing traffic concerns, including the scheduling and placement rota for SID (Speed Indicator Device) and SAM (Speed Awareness Monitor). Members are advised to review the attached document for further details.

The planned initiative at St Paul's Road, near the crossing, has been cancelled. The Town Clerk (TC) will circulate an update on this item to all Committee Members via email.

The Town Clerk will prepare and distribute a report on the Community Highway Schemes following the meeting. This will be shared with Committee Members via email.



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**Task:** TC to update members on the failed attempt at placing speed control device on St Paul's Road.

**Task:** TC to provide a report on Community Highway Schemes

**PL2025/46. ITEMS TO BE INCLUDED ON THE NEXT AGENDA**

- Public Realm Property Items
- Net Zero Review
- St Pauls Road Crossing Project Update
- Community Highways Scheme Update – Report to be provided by West Ward County Councillor.

**PL2025/47. DATE OF NEXT ORDINARY MEETING**

The date of the next ordinary meeting was confirmed to be Thursday, 04 December 2025.