



Chichester City Council

## MEETING OF THE PLANNING AND CONSERVATION COMMITTEE

TO THE MEMBERS OF THE PLANNING AND CONSERVATION COMMITTEE

MEMBERS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE CITY COUNCIL OF THE CITY OF CHICHESTER TO BE HELD AT 4PM ON THURSDAY 4TH DECEMBER IN THE COUNCIL CHAMBER

.....  
Town Clerk  
27 November 2025

### Agenda - 4 December 2025

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PL2025/47	<b>APOLOGIES FOR ABSENCE</b> 16:00, 5 min
PL2025/48	<b>DECLARATIONS OF INTEREST</b>
PL2025/49	<b>PUBLIC QUESTIONS</b> 5 min
PL2025/50	<b>MINUTES OF THE PREVIOUS MEETING(S)</b> 5 min
PL2025/51	<b>UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)</b> 10 min
PL2025/52	<b>APPLICATIONS FOR PLANNING PERMISSION</b> 15 min
PL2025/53	<b>NEW PLANNING APPLICATIONS RECEIVED SINCE PUBLISHING OF THE AGENDA</b> 10 min
PL2025/54	<b>NET ZERO AND ENVIRONMENT MATTERS</b> 10 min
PL2025/55	<b>ENFORCEMENT MATTERS</b> 5 min
PL2025/56	<b>TRAFFIC ISSUES</b> 5 min
PL2025/56.1	<b>20MPH COMMUNITY HIGHWAYS SCHEME</b>

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**PL2025/56.2 ST PAULS ROAD SAFER CROSSING**

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**PL2025/56.3 DURNFORD CLOSE COMMUNITY TRO**

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**PL2025/57 ITEMS TO BE INCLUDED ON THE NEXT AGENDA**

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**PL2025/58 TEMPORARY DELEGATION OF PLANNING RESPONSES**

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**PL2025/59 DATE OF NEXT ORDINARY MEETING**

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**PL2025/47. APOLOGIES FOR ABSENCE**

To note apologies received from Members of the Committee in advance of the meeting.

**PL2025/48. DECLARATIONS OF INTEREST**

Declarations of interest by Members of the Committee in matters on the agenda for this meeting.

**PL2025/49. PUBLIC QUESTIONS**

To answer questions (if any) from members of the public being pursuant to Standing Order 3(e) of Chichester City Council's Standing Orders (April 2025).

**PL2025/50. MINUTES OF THE PREVIOUS MEETING(S)**

To approve and sign as a correct record the minutes of the Planning and Conservation Committee meeting(s) held on Thursday 6th November 2025

**PL2025/51. UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)**

Minute Ref	Action	Responsibility	Status
PL2025/34.	Data needs to be provided to the Mayor for inclusion in their upcoming letter to West Sussex County Council.	CCCSO/Councillor Pramas	Complete
PL2025/34.	Provide written update on West Sussex Country Council Highways Scheme.	TC	To be discussed on item PL2025/56.1
PL2025/36.	Place Budget Discussion on Public Realm Items on the next agenda	CCCSO	Deferred - while Officers work on the calculations.
PL2025/36.	Provide written update to committee on actions of September meeting.	TC	Report attached
PL2025/38.	Provide Committee decisions to Chichester District Council Planning Department.	PA	Completed
PL2025/41.	Compile a report identifying contaminated assets currently owned by Chichester District	TC	Report attached

	Council that Chichester City Council is considering taking over.		
PL2025/42.	Process the naming of the buildings .	CSSM	In progress
PL2025/43.	Provide an update on Net Zero Matters	TC	To be discussed on item PL2025/54
PL2025/44.	Provide written update on Enforcement Matters.	TC	To be discussed on item PL2025/55
PL2025/45.	Update members on the failed attempt at placing speed control device on St Paul's Road.	TC	To be discussed on item PL2025/56
PL2025/45.	Provide a report on Community Highway Schemes	TC	To be discussed on item PL2025/56.1

#### **PL2025/52.APPLICATIONS FOR PLANNING PERMISSION**

Review and discuss applications for planning permission as reported by the Planning Adviser. Refer to the attached report for details.

#### **PL2025/53.NEW PLANNING APPLICATIONS RECEIVED SINCE PUBLISHING OF THE AGENDA**

Discuss new planning items received since the agenda was published, as reported by the Planning Adviser.

#### **PL2025/54.NET ZERO AND ENVIRONMENT MATTERS**

Town Clerk to report on Net Zero and Environment matters concerning planning and conservation.

#### **PL2025/55.ENFORCEMENT MATTERS**

Town Clerk to report on enforcement matters concerning planning and conservation.

#### **PL2025/56.TRAFFIC ISSUES**

##### **PL2025/56.1.20MPH COMMUNITY HIGHWAYS SCHEME**

To note the report from the Communities Officer on the 20mph Community Highways Scheme that was presented to the Business Plan Sub Committee on 19 August 2025. The Business Plan Sub Committee recommended that the project be referred to Full Council to decide if they wished to continue with it.

The Committee are advised it will be included on the December Full Council agenda for a decision.

##### **PL2025/56.2.ST PAULS ROAD SAFER CROSSING**

To receive an update on the ongoing initiatives to improve pedestrian safety along St Paul's Road.

To additionally note that City Council Officers have submitted an application for installation of dedicated posts to support the mobile SID device on the roadside/verge and are waiting to hear back from WSAC on if a suitable site can be found. Please note, additional landowner permission may be required from CDC and Hyde Housing if a viable location can be found.

##### **PL2025/56.3.DURNFORD CLOSE COMMUNITY TRO**

To note the request from residents in Durnford Close for a Community TRO to address parking problems related to the school in the area.

*Town Clerk to Report*

**PL2025/57.ITEMS TO BE INCLUDED ON THE NEXT AGENDA**

**PL2025/58.TEMPORARY DELEGATION OF PLANNING RESPONSES**

To agree the delegation of planning application responses that would have been discussed at the 1 January 2026 meeting to the Planning Adviser due to the Council offices being closed for the New Year Bank Holiday.

**PL2025/59.DATE OF NEXT ORDINARY MEETING**

Confirm the date of the next ordinary meeting: Thursday 29 January 2026.

[Meeting minutes - 2025-11-06](#)

PL2025/50 - MINUTES OF THE PREVIOUS MEETING(S)

Last modified: 21/11/2025



Chichester City Council

## MEETING OF PLANNING AND CONSERVATION COMMITTEE

### Minutes

**Date** Thursday 6 November 2025

**Time** 16:01 -- 17:05

**Location** Council Chamber

**PRESENT:** Councillors Vivian (JV), Gershater (CG), Butler (AB), Apel (CA), Russell (NR),

**EX-OFFICIO** The Mayor, Councillor McHale (SMH)

**ALSO IN ATTENDANCE:** 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.



## Chichester City Council

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



## Chichester City Council

**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.



## Chichester City Council

### 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 from 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.



### Chichester City Council

**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.

Update on Actions from September Planning and Conservation Committee Meeting

PL2025/51 - UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)

Last modified: 27/11/2025

## Update on Actions from September Planning and Conservation Committee Meeting

Minute ref.	Action	Assigned to	Status
50.	To provide details of Councillors attending the Bus Shelter Working Group to Steve Hill	Officers	Complete
54 & 55	To submit comments from Committee on planning applications to Chichester District Council.	Officers	Complete
56.	To update the Neighbourhood Plan web page including the report from Steve Tilbury	Officers	Complete
60.	Pass on recommendation to purchase of additional SID brackets to Finance Committee.	Officers	Complete
61	Update Committee Terms of Reference and Delegation Arrangements	Officers	Complete
62	Consider items for draft of Planning and Conservation Committee Budget.	Officers	Covered under agenda item PL2025/54
63	To include items on the next Agenda of the Planning and Conservation Committee Meeting.	Officers	Complete

[Update on Actions from November Meeting](#)

PL2025/51 - UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)

Last modified: 27/11/2025

**Update on Actions from November Meeting**

<b>Minute Ref</b>	<b>Action</b>	<b>Responsibility</b>	<b>Status</b>
PL2025/34.	Data needs to be provided to the Mayor for inclusion in their upcoming letter to West Sussex County Council.	CCCSO/Councillor Pramas	Complete – letter has been sent
PL2025/34.	Provide written update on West Sussex Country Council Highways Scheme.	TC	Covered under agenda item PL2025/57
PL2025/36.	Place Budget Discussion on Public Realm Items on the next agenda	CCCSO	Covered under agenda item PL2025/24
PL2025/36.	Provide written update to committee on actions of September meeting.	TC	Complete
PL2025/38.	Provide Committee decisions to Chichester District Council Planning Department.	PA	Complete
PL2025/41.	Compile a report identifying contaminated assets currently owned by Chichester District Council that Chichester City Council is considering taking over.	TC	Complete – see attached report
PL2025/42.	Process the naming of the buildings.	CSSM	Complete
PL2025/43.	Provide an update on Net Zero Matters	TC	Covered under agenda item PL2025/55
PL2025/44.	Provide written update on Enforcement Matters.	TC	Covered under agenda item PL2025/56
PL2025/45.	Update members on the failed attempt at placing speed control device on St Paul's Road.	TC	Covered under agenda item PL2025/57
PL2025/45.	Provide a report on Community Highway Schemes	TC	Covered under agenda item PL2025/57

Report on contaminated land sites in Chichester

PL2025/51 - UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)

Last modified: 27/11/2025

**Report for Planning & Conservation Committee on Contaminated Land Sites subject to Community Asset Transfer EOI's**

The City Council has expressed interest in the following community asset transfers from CDC:

Florence Park and Sea Cadet Hut

Oaklands Park

Bishops Palace Gardens

Priory Park

Brandy Hole Lane and Copse

A search of the Environment Agency GIS mapping system which includes former landfill sites and the ARHI UK database, which includes details of any historic uses of sites that may have caused land contamination has identified that Florence Park may be subject to land contamination due to its past use as a landfill site.

The City Council are aware of the issue, as it already affects our allotment land at Florence Park and Blackberry Lane.

No other potentially contaminated sites have been identified.

## Copy of ARCHIUK historic industrial sites record:

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### List of Industrial Archaeological sites near CHICHESTER, West Sussex (5)

Map of Industrial Sites near CHICHESTER, West Sussex, (SU 86 04)



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Site Number: 1 of 5 Industrial sites.

- **Site Description:** *Industrial: Chalk Pits, Chichester, Singleton, England*

► [Details](#)

- **View LIDAR Maps, Road Maps & Aerial Photography showing this Archaeological / Historical site:**

► [Details](#)

- **View Old Ordnance Survey Maps showing this Archaeological / Historical site:**

► [Details](#)

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Site Number: 2 of 5 Industrial sites.

- **Site Description:** *Industrial: Hambrook Marlpit, Chichester, Westbourne, England*

► [Details](#)

- **View LIDAR Maps, Road Maps & Aerial Photography showing this Archaeological / Historical site:**

► [Details](#)

- **View Old Ordnance Survey Maps showing this Archaeological / Historical site:**

► [Details](#)

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Site Number: 3 of 5 Industrial sites.

- **Site Description:** *Industrial: Old Brickkilns, Chichester, Bosham, England*

► [Details](#)

- **View LIDAR Maps, Road Maps & Aerial Photography showing this Archaeological / Historical site:**

► [Details](#)

- **View Old Ordnance Survey Maps showing this Archaeological / Historical site:**

► [Details](#)

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Site Number: 4 of 5 Industrial sites.

- **Site Description:** *Industrial: Sawpit Rough, Chichester, Bosham, England*

► [Details](#)

- **View LIDAR Maps, Road Maps & Aerial Photography showing this Archaeological / Historical site:**

► [Details](#)

- **View Old Ordnance Survey Maps showing this Archaeological / Historical site:**

► [Details](#)

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Site Number: 5 of 5 Industrial sites.

- **Site Description:** *Industrial: Tannery, Chichester, Chichester, England*

► [Details](#)

- **View LIDAR Maps, Road Maps & Aerial Photography showing this Archaeological / Historical site:**

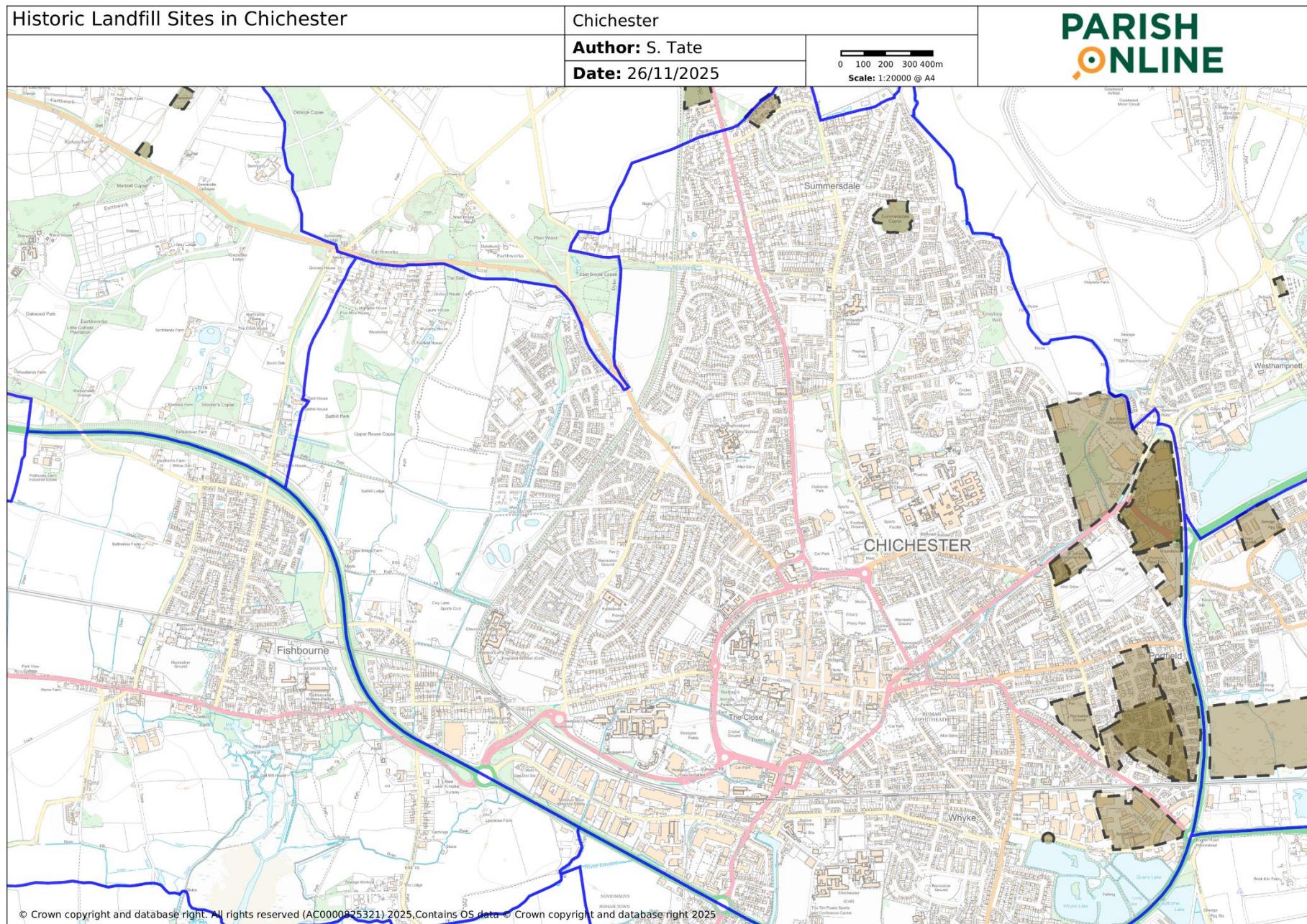
► [Details](#)

- **View Old Ordnance Survey Maps showing this Archaeological / Historical site:**

► [Details](#)

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Copy of Historic Landfill Site Map:



PLANNING REPORTS WEEKS 45, 46, 47 and 48 of 2025. DECEMBER Committee

PL2025/52 - APPLICATIONS FOR PLANNING PERMISSION

Last modified: 27/11/2025



Chichester City Council

**PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION  
COMMITTEE MEETING ON 4 DECEMBER 2025 AT 4PM**

Week 45

**CC/25/02591/FUL - Case Officer: Vicki Baker**

**128A Oving Road Chichester West Sussex PO19 7EP**

**Demolition of existing bungalow and outbuildings and erection of 1 no. chalet bungalow with attached residential annex with vehicle turntable and associated works.**

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4VVTFERN2X00>

**Key issues:**

- The proposal site is very compact, and appears to be an infill site in what would have formerly been the rear garden of 129 Oving Road.
- The proposal is to demolish the existing, modest, hipped roofed bungalow and erect a two storey, three-bedroomed, gable roofed dwelling with dormers to the front and rear, together with an attached, two storey, one-bedroom annex building.
- The existing bungalow is modestly proportioned with a hipped roof to minimise bulk and impacts to the neighbouring properties. Nevertheless, there is little garden space (though this may be appropriate for a small bungalow), and the property is very close to the adjacent dwelling, 129 Oving Road, and to the rear garden of 128 Oving Road.
- The proposal would result in a cramped, two storey, backland development. Having regard to the size of the plot, the proposed building would be out of scale with the surrounding buildings, particularly no.129 Oving Road, which it would be visible behind and over, from the public realm. The proposal would harm visual amenity and the character of the area.
- There is insufficient garden space remaining to serve the needs of a 3 bed family home (4-bedrooms including the annex), and the small area of garden which is left would be entirely overshadowed by the proposed building.
- The proposed 2 storey, 3-bed dwelling and attached 2-storey annex would be overbearing to the neighbouring property at 129 Oving Road, due to its height, bulk and proximity, and would result in an unacceptable loss of light to the rear elevation windows of this property. The proposal would result in unacceptable overlooking and loss of privacy as a result of the unacceptable relationship between the proposed first floor bedroom window and the existing rear elevation windows of no. 129.
- The proposal would be overbearing to the neighbouring property at 128 Oving Road and would overshadow the neighbouring rear garden to an unacceptable degree, as it would be positioned 1.75m from the western side boundary, along most of the usable part of the garden. Both ground and first floor bedroom windows would overlook the rear garden of this neighbouring property, which would unacceptably affect the neighbour's privacy.
- The proposed first floor bedroom window on the west elevation would overlook the rear garden of 130 Oving Road, unacceptably affecting privacy.
- The proposed two storey annexe would block light to the proposed dwelling's own master bedroom windows.
- The proposed parking is unneighbourly with two parking spaces proposed along the boundary with no.129, the rear elevation of which is very close to the rear boundary, resulting in likely disturbance from noise and fumes.

**Recommendation:** (Note – A delegated objection has been submitted, as the deadline for objections on this application was 26/11/25. Members are asked whether they wish to confirm, amend or withdraw the objection).

**Objection for the following reasons:**

- The proposal represents significant overdevelopment of the site, resulting in a cramped, two storey, backland development, out of scale with the surrounding development, having regard to the proposed position and size of the plot.
- The proposal would harm visual amenity and the character of the area.
- The garden space is insufficient to serve the needs of a property of this size and the small area of garden remaining would be entirely overshadowed by the proposed building.
- The proposal would be overbearing to the dwelling at no.129 Oving Road and to the rear garden of no.128, and would result in unacceptable loss of light and privacy to the rear elevation windows of no.129 and to the rear garden to no.128. The proposal would result in unacceptable loss of privacy to the rear garden of no.130.
- The proposed two storey annexe would block light to the proposed dwelling's own master bedroom windows.
- The proposed parking layout is unneighbourly and is likely to result in nuisance to the occupants of no.129 from noise and fumes.

**Plan extracts:**

Location, Existing site layout, Proposed site layout:



**Proposed:**



**Proposed – 3D visuals**



Week 46

**CC/25/01994/FUL - Case Officer: Rebecca Perris**

**Over The Way Church Road Chichester West Sussex**

**Replacement extension on southeast elevation with flat roof incorporating 3 no. new rooflights, replacement of pitched hipped roof with new flat roof and 2 no. rooflights to northwest elevation, 2 no. accessible ramps on southwest elevation, lean-to plant/storage area to northeast elevation, alterations and additions to fenestration, installation of cladding, new pedestrian access, additional parking, and hard and soft landscaping, including replacement fence.**

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1E8TPERKL600>

**Key issues:**

- The proposal is for extensions and alterations to the former bungalow in order to facilitate its recent permission for a change of use to a dentist.

- The existing single storey, flat roofed extension on the south-east elevation would be replaced by a deeper single storey, flat roofed extension with rooflights. Adequate separation to the boundary would remain. The hipped roof on the north-west elevation would be replaced by a flat roof with rooflights to northwest elevation, a small lean-to extension would be erected on the north-east elevation. 2 accessible ramps are proposed on southwest elevation. Also proposed are fenestration changes, installation of cladding, a new pedestrian access, additional parking, landscaping and a replacement fence.
- The resultant building would have a modern appearance, more suitable for a dental office and less residential in appearance. There would be no significant harm to visual amenity or the character of the area which is of mixed commercial and residential developments.
- There would be no significant harm to the residential amenity of any surrounding properties.

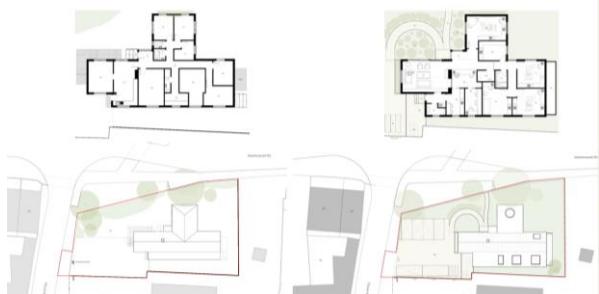
**Recommendation: No objection.**

Plan Extracts:

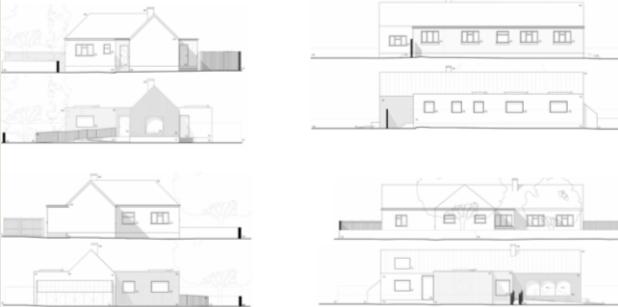
Site location:



Existing/Proposed Floor & Site Plans



Existing/Proposed Elevations



Week 47

No committee items.

Week 48

Note: There are no reports for any week 48 items, as the weekly list of applications registered in week 48 is not published until 3<sup>rd</sup> December.

Ongoing and Future NetZero Tasks Nov 2025 Update

PL2025/54 - NET ZERO AND ENVIRONMENT MATTERS

Last modified: 26/11/2025

### Net Zero Review – Nov 2025

<b>Project</b>	<b>Officer</b>	<b>Status</b>
NetZero Community Event – CDC onboard, need to find other participants (date Saturday 14th March 2026 10:00-14:00hrs)	CO/PM	In progress
Procurement Review – Not commenced due to resource bandwidth and other projects, although more local purchasing taking place	TC/DTC	Not yet started
Investigate “Tap-in-Points and Wind Turbines” - Not commenced due to resource bandwidth and other projects	PM	Not yet started
Lagging of pipes and valves to increase efficiency of heating system. Quote is £3,234.43+VAT	PMM	Quote arrived will present at next property sub-committee in 2026
Building Management System (Monitoring of systems to increase efficiencies, reduce downtime with effective maintenance) – awaiting resource time	PMM	Not yet started
Air-Conditioning/Heating for Rear Office – awaiting replacement units that are more efficient, orders placed	PMM	Complete
Investigate local schemes to offset emissions	PM	In progress
Engagement with Utility providers at time of contract renewal to move to those with more green credentials	DTC	Will be done at point of contract renewal
Replace existing 7-year-old Renault EV with Ford Transit EV	PMM	Not currently planned due to budget constraints. Would like to look at leasing to replace this vehicle with a Ford Transit EV

[Open Enforcement Actions as at 11/26/25](#)

PL2025/55 - ENFORCEMENT MATTERS

Last modified: 27/11/2025

**Open enforcement Actions as at 26 November 2025**

**The construction of an outbuilding which provides primary accommodation 142**  
**Parklands Road Chichester West Sussex PO19 3EB**

Ref. No: 25/00179/CONDWE | Received: Wed 30 Jul 2025 | Status: Pending Consideration

**Unauthorised placement of external alarm boxes**

Southgate Place 41 - 42 Southgate Chichester West Sussex PO19 1ET

Ref. No: 25/00161/CONLB | Received: Tue 08 Jul 2025 | Status: Pending Consideration

**Alleged change of use of garage building to dwellinghouse 40 Green Lane Chichester West Sussex PO19 7NP**

Ref. No: 25/00138/CONDWE | Received: Mon 02 Jun 2025 | Status: Pending Consideration

**Advert erected in breach of regulations and new shutter**

**Whitewall Galleries 37 East Street Chichester West Sussex PO19 1HS**

Ref. No: 25/00132/CONADV | Received: Tue 27 May 2025 | Status: Pending Consideration

**Use of amenity land as residential curtilage**

**9 Worcester Road Chichester West Sussex PO19 5DJ**

Ref. No: 25/00130/CONCOU | Received: Tue 27 May 2025 | Status: Pending Consideration

**Height of fence in excess of 2m**

**121 Little Breach Chichester West Sussex PO19 5TZ**

Ref. No: 25/00108/OPEDEV | Received: Tue 29 Apr 2025 | Status: Pending Consideration

**erection of outbuilding forward of the principal elevation 63 Worcester Road Chichester West Sussex PO19 5EB**

Ref. No: 25/00105/CONCOU | Received: Mon 28 Apr 2025 | Status: Pending Consideration

**Unkempt land and property**

**Salthill Lodge Newlands Lane Chichester West Sussex PO19 3AX**

Ref. No: 25/00091/UNTIDY | Received: Wed 09 Apr 2025 | Status: Pending Consideration

**Untidy Land - Building in Disrepair**

**24A West Street Chichester West Sussex PO19 1QW**

Ref. No: 25/00081/UNTIDY | Received: Thu 27 Mar 2025 | Status: Pending Consideration

**Display of advertisements in breach of special controls and alteration of shopfront**

**33 East Street Chichester West Sussex PO19 1HS**

Ref. No: 25/00028/CONADV | Received: Thu 30 Jan 2025 | Status: Pending Consideration

**Installation of a bracket at first floor and display of a hanging advertisement**  
**Southgate Place 41 - 42 Southgate Chichester West Sussex PO19 1ET**

Ref. No: 25/00004/CONLB | Received: Mon 06 Jan 2025 | Status: Pending Consideration

**Use of property as a 7 bedroom HMO**

**2 The Gardens College Lane Chichester West Sussex PO19 6PF**

Ref. No: 24/00304/CONCOU | Received: Fri 29 Nov 2024 | Status: Pending Consideration

**Cladding of front ground floor bay**

**31 Whyke Lane Chichester West Sussex PO19 7US**

Ref. No: 24/00272/OPEDEV | Received: Fri 25 Oct 2024 | Status: Pending Consideration

**Operational development comprising laying of hardstanding, construction of a barn and banking of earth.**

**Newbridge Farm Salthill Road Fishbourne West Sussex**

Ref. No: 24/00256/OPEDEV | Received: Wed 09 Oct 2024 | Status: Pending Consideration

**Installation of UPVC windows**

**35 Franklin Place Chichester West Sussex PO19 1BL**

Ref. No: 24/00252/CONLB | Received: Tue 08 Oct 2024 | Status: Pending Consideration

**Installation of UPVC windows**

**34 Franklin Place Chichester West Sussex PO19 1BL**

Ref. No: 24/00251/CONLB | Received: Tue 08 Oct 2024 | Status: Pending Consideration

**Installation of UPVC windows**

**33 Franklin Place Chichester West Sussex PO19 1BL**

Ref. No: 24/00250/CONLB | Received: Tue 08 Oct 2024 | Status: Pending Consideration

**Installation of UPVC windows**

**25 Franklin Place Chichester West Sussex PO19 1BL**

Ref. No: 24/00248/CONLB | Received: Tue 08 Oct 2024 | Status: Pending Consideration

**Construction of a porch in excess of 3m in height and cladding of property 14 Beech Avenue Chichester West Sussex PO19 3DR**

Ref. No: 24/00243/OPEDEV | Received: Mon 30 Sep 2024 | Status: Pending Consideration

**Rear extension of house with covered veranda and outbuilding**

**59 Sherborne Road Chichester West Sussex PO19 3AN**

Ref. No: 24/00228/OPEDEV | Received: Tue 10 Sep 2024 | Status: Pending Consideration

**Unauthorized works to a listed building**

**27 Franklin Place Chichester West Sussex PO19 1BL**

Ref. No: 24/00221/CONLB | Received: Wed 28 Aug 2024 | Status: Pending Consideration

**Replacement of windows with upvc double glazed units 29 Franklin Place Chichester West Sussex PO19 1BL**

Ref. No: 24/00115/CONLB | Received: Fri 03 May 2024 | Status: Pending Consideration

**Painting of front elevation and display of raised lettering signage 61 South Street Chichester West Sussex PO19 1EE**

Ref. No: 23/00351/CONLB | Received: Tue 05 Dec 2023 | Status: Pending Consideration

**Overgrown, untidy land and property**

**45 York Road Chichester West Sussex PO19 7TL**

Ref. No: 23/00333/UNTIDY | Received: Tue 21 Nov 2023 | Status: Pending Consideration

**Works of excavation, movement of soil and storage of wooden pallets. Land North West Of Newbridge Farm Salthill Road Fishbourne West Sussex**

Ref. No: 20/00040/CONENG | Received: Sat 08 Feb 2020 | Status: Pending Consideration

[Business Plan Sub-Committee - Supporting paper - 20MPH - KC - 2025-08-19](#)

PL2025/56.1 - 20MPH COMMUNITY HIGHWAYS SCHEME

Last modified: 27/11/2025



## Chichester City Council

Further to the 20mph zone around the City Centre item arising from the Business Plan, the following has occurred.

The Communities Officer (CO) met with Cllr Sarah Sharp (West Sussex County Councillor for Chichester South). We spoke of the longevity of the project and the volume of collaborative work required. Cllr Sharp led the successful '20's Plenty' campaign in Chichester from 2010 until 2013.

In attempt to make this campaign successful various steps such as the below need to be carried out. This list is not exhaustive.

- Plan of engagement
- Door to door canvassing
- Leafleting
- Signature collecting
- Conduct a survey
- Getting the item on agendas of residents association meetings/AGMs and speaking on the item
- Taking the initiative when opportunities arise to champion the issue in your Ward
- Approaching schools, local clubs (sports, social etc.), scout groups, community groups, local businesses, Chichester University, St. Richard's Hospital, churches etc.
- Produce and promote paper and digital petitions
- Sub Committee made up of one Cllr per ward

The CO then met with Rod King MBE (Founder & Chair of 20's Plenty for Us) and Adrian Berendt (Director & Community Champion of 20's Plenty for Us).

It was noted that generally WSCC are supportive of '20 is Plenty' campaigns. One of the major constraints is community support. RK and AB have offered to meet with the Sub Committee should one be formed to provide assistance to the group and answer any queries Cllrs may have. They also noted the below as being optimum for a successful campaign.

- Extremely clear messaging
- Pre-empting opposition
- Showing the facts and statistics
- Changing the narrative of driving slower is a 'bad thing'
- Engagement must be local
- Approach the topic as a local solution

For accuracy and to properly scope the project, individual maps of the four West Sussex divisions of the parish of Chichester and up to date speed limits of the roads within the parish of Chichester have been requested from WSCC.

**Katie Coffey**  
**13/08/25**

[Update from Cllr Joy on St Pauls Road Crossing](#)

PL2025/56.2 - ST PAULS ROAD SAFER CROSSING

Last modified: 27/11/2025

**Fw: Petition: crossings at Norwich and Sherborne Road junctions on St Paul's Road, Chichester**

Julian Joy<Julian.Joy@westsussex.gov.uk>

Sam Tate

FYI - not sure if you have received this update from Joy Denis?

Best Julian

Sent from [Outlook for iOS](#)

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**From:** Judith Shore <Judith.Shore@westsussex.gov.uk> on behalf of Joy Dennis <Joy.Dennis@westsussex.gov.uk>  
**Sent:** Wednesday, November 26, 2025 10:28:25 AM  
**To:** walters.sue4@gmail.com <walters.sue4@gmail.com>  
**Cc:** Jeremy Hunt <jeremy.hunt@westsussex.gov.uk>; Julian Joy <Julian.Joy@westsussex.gov.uk>; Tracey Guinea <Tracey.Guinea@westsussex.gov.uk>  
**Subject:** Petition: crossings at Norwich and Sherborne Road junctions on St Paul's Road, Chichester

Dear Sue

Thank you for submitting your petition about crossings at Norwich and Sherborne Road junctions on St Paul's Road, Chichester. My apologies for a delayed response but I did want to speak to officers and the local member before responding to you. Having had the benefit of those conversations and all the background information, here is my response.

We're currently progressing a proposed infrastructure improvement that will enable the provision of a School Crossing Patrol (SCP) Officer at the junction of Sherbourne Road/St Pauls Road. The proposed infrastructure will provide school flashing lights, additional signage, increased pedestrian space, and dedicated crossing places with dropped kerbs and bollards, that will improve accessibility and visibility for all road users at all times of the day. The presence of a SCP Officer will support users accessing Jessie Younghusband School, Parklands School and Bishop Luffa School.

The design is being undertaken and funded as part of our 2025/26 programme, with the intention of the works being undertaken in 2026/27. The proposed improvement will aim to enhance accessibility and safety along St Paul's Road and Centurion Way.

The site will be monitored once installed and the data used to consider the impact and potential for a more significant improvement in the future.

This location was recently assessed (PV2 assessment) for a signalised crossing. The results have now been reviewed and the site received a score of 0.59. The current County Council policy on PV2 assessments for a signalised pedestrian crossing requires a minimum score of 0.7. Based on the current usage, this area would not meet the criteria for a signalised intervention at this time. It is important to mention that such a signalised crossing provision would offer multiple engineering challenges that would require extensive highway alterations and would require very significant funding. These include:

- Sight stopping distance compliancy to the traffic signals and the associated visibility splays to ensure that vehicles and pedestrians can both see and be seen by one another
- Visibility of queuing traffic
- The crossing position would require the realignment of the carriageway, and/or rebuilding the junction arrangement around Norwich Road
- The land either side of St Pauls Road is not in County Council ownership at this location
- Alteration for the proposed provision of a signalised crossing would affect the underground utilities and highway drainage, which would be costly to investigate and alter if required.

Therefore, it is not currently planned to progress with proposals for a signalised improvement at this location. The intention is to progress with the infrastructure improvement to enable the provision of a SCP as outlined above. As previously mentioned, the use of the proposed improvement will be monitored and we will consider carrying out a further PV2 assessment in the future.

Regards,

Joy

Joy Dennis

Cabinet Member for Highways and Transport

Member for Hurstpierpoint and Bolney Division

Covering: Burgess Hill (Gatehouse), Albourne, Bolney, Fulking, Hurstpierpoint, Newtimber, Poynings, Pyecombe, Sayers Common and Twineham Parishes

WSCC 033022 23729

- The quickest and most effective way to report highway problems, defects or faults is to report them [online](#)
- Sign up to our Highways, Transport and Planning [newsletter](#) and keep up to date with the work of our highways teams

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