



Chichester City Council

MEETING OF THE PLANNING AND CONSERVATION COMMITTEE

Minutes

- Date** 26 February 2026
- Time** 4:00 PM – 4:46 PM
- Location** Chichester City Council Chamber
- PRESENT:** Councillors C Gershater (CG), Vivian (JV), Butler (AB), Chant (RC), Apel (CA)
- EX-OFFICIO:** The Mayor, Councillor McHale (SMc)
- ALSO IN ATTENDANCE:** Town Clerk (TC), Council Services and Support Manager (CSSM), Planning Adviser (PA)
- IN ATTENDANCE VIA TEAMS:** Project Manager (PM), West Sussex County Councillor Oakley (East Division)
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- PL2026/14 APOLOGIES FOR ABSENCE**
Cllr Russell had sent apologies.
- PL2026/15 DECLARATIONS OF INTEREST**
There were none.
- PL2026/16 PUBLIC QUESTIONS**
None had been received.
- PL2026/17 MINUTES OF THE PREVIOUS MEETING(S)**
The Committee **APPROVED** and signed as a correct record the minutes of the Planning and Conservation Committee meeting(s) held on 29 January 2026.
- PL2026/18 UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)**
All had been completed.
- PL2026/19 ST PAUL'S ROAD CROSSING CAMPAIGN**
Cllr Pramas advised that she was unable to connect to the meetings via Teams and would send a written update.
- The item was deferred to the meeting on 26/3/26.
- CA advised that the developers had agreed to hold a meeting to discuss concerns.

PL2026/20

STREET LIGHTING OF FOOTPATHS & TWITTENS

The PM provided an update on the progression of the current schemes. The Oxmarket has been delivered and is complete. The bollards at New Park Road have been vandalised and alternative solutions are being sought.

The Oaklands Park scheme is currently delayed pending the redesign of the scheme at New Park Road.

We are awaiting a new application from the developers at Minerva Heights phase 2, which may be an opportunity to bring the streetlights on St Pauls' Road forward. This is an area that has scored very highly with residents as a priority for lighting.

Committee members enquired if a temporary solution could be installed in the interim whilst the developer is still not required to deliver their planning obligations. The PM advised this would be a potentially very expensive option and it may not be possible to re-purpose the lighting once it was removed.

The Committee queried if it would be possible to work with the developer to bring the project forward in partnership with the developer and requested that the PM investigate temporary hireable solutions.

Task: @Project Manager to investigate temporary lighting solutions for St Pauls and discuss with the developer the possibility of bringing forward the lighting installation as part of the development works at Minerva Heights.

PL2026/21

APPLICATIONS FOR PLANNING PERMISSION

CC/25/03008/FUL - 51 Lavant Road Chichester West Sussex PO19 5RD

The PA advised that, due to tight deadlines, she had already submitted an objection to this application on behalf of the Committee. She further advised that, if the Committee wished to modify the objection, she could submit the changes to the District Council.

AGREED to amend the initial text of the objection and change it to a strong objection with the revised text being as follows:

Chichester City Council strongly objects to the proposed development for the following reasons:

- **The proposal site is towards the northern edge of the settlement. This is an urban-rural transition area, where the density and intensity of land use is generally reduced going out towards the rural area, as compared to the more urban, higher density development further in towards the city centre. The surrounding properties are largely two-storey, detached or semi-detached dwellings, with traditional, tiled, hipped or gabled roof forms, set in spacious, verdant plots. The proposal to replace the existing detached dwelling with a three-storey block of 6 flats and a detached 4-bed dwelling represents significant overdevelopment of the site, harmful to the character and appearance of the area.**
- **The proposal does not reflect the development pattern, suburban density, domestic scale, and traditional form and materials of the surrounding dwellings. The proposed three-storey (plus basement) apartment building would be significantly out of scale with its surroundings. The building would be of significant mass and bulk, having a very large footprint, both wide and deep across the site, with excessively high eaves to accommodate a third storey, necessitating the extremely shallow-pitched crown roof form, which would be of standing seam metal. This results in a large, bulky and boxy building which does not relate well to its surroundings. The scale, bulk, design and**

appearance of the proposed development would harm visual amenity and the character of the area.

- The scale of the proposal would necessitate a significant amount of hardstanding across much of the site, even with a basement parking floor and car lift. This would further result in an urbanising impact on the character of the area, and would have a harmful impact upon the environment, biodiversity and drainage.
- Though sufficient garden space appears to be provided for the 4-bed dwelling and two of the flats, little space remains on site for suitable outdoor amenity space for the remaining four flats (two 3-bed flats and two 2-bed flats).
- A number of the bedrooms would have a very poor outlook, limited light and little privacy, as the windows face directly onto the window of another bedroom or living space opposite.
- The balconies would overlook the rear gardens of the existing neighbouring properties. The proposal would therefore be harmful to the privacy and amenity of the surrounding dwellings.

CC/26/00289/FUL - Pinewood House Answorth Close Chichester West Sussex

AGREED to make no objection in principle and submit the following comments on the application:

No objection in principle, the important provision the proposal would make to housing people with immediate housing needs is supported. This area has a lack of parking, the applicant should ensure that sufficient parking, drop off/pick up, and turning space would be provided on site, so as not to impact the wider area. Compliance with the Management Plan should be secured by condition to minimise any risk of disturbance to surrounding residents and to encourage community cohesion.

Cllr Chant left the meeting at 16.37.

PL2026/22 NEW PLANNING APPLICATIONS RECEIVED SINCE PUBLISHING OF THE AGENDA

There were none.

PL2026/23 NET ZERO MATTERS

The TC advised that the Council House annual Energy Performance Certificate (EPC) assessment had been completed and that the EPC score had improved to 22, a rating of A.

Members were informed that the typical score for a building of similar age and heritage status was 100, rated D, so this was a huge achievement.

The improvement in the score this year was largely due to the installation of additional batteries to store more of the electricity generated by the solar panels and the upgrading of the air conditioning system to a more energy efficient unit.

The Committee requested that a press release be prepared.

Task: @Civic Support and Communications Officer to prepare a press release and related social media to publicise the improvement in the Council House energy efficiency.

PL2026/24 ENFORCEMENT MATTERS

There were no new enforcement notices.

PL2026/25 TRAFFIC ISSUES

No new items to report.

PL2026/26 PUBLIC REALM MATTERS

The TC advised that the BID had notified the City Council that they would not be able to contribute their full allocation to the City Centre hanging baskets this year.

A contribution of £6,240 had been anticipated but it would now be £1,000.

Members were informed that the BID had consequently been advised that to remain within budget the number of baskets would be reduced, with the focus being on the main shopping streets. No hanging baskets in the side streets and secondary shopping areas would be provided.

The Committee agreed to establish a working group to look at additional planting locations in the city for 2026 with CA, SMC and JV volunteering to join.

PL2026/27 ITEMS TO BE INCLUDED ON THE NEXT AGENDA

- Streetlighting
- Infrastructure issues
- St Pauls Road crossing

PL2026/28 DATE OF NEXT ORDINARY MEETING

Confirm the date of the next ordinary meeting: Thursday 26 March 2026

Meeting closed at 16.46