



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE MEETING

Minutes

Date: Thursday 26th March 2026

Time: 4pm – 5.15pm

Location: Council Chamber, The Council House, North Street, Chichester, PO19 1LQ

PRESENT: Councillors, Butler (AB), Apel (CA), Chant (RC), Russell (NR), C.Gershater (CG)

EX-OFFICIO: The Mayor, Councillor Sean McHale (SMH)

ALSO IN ATTENDANCE: Planning Adviser (PA), Communications, Civic and Council Support Officer (CCCSO), West Sussex County Councillor Simon Oakley (via Teams).

PL2026/29 - APOLOGIES FOR ABSENCE

Committee noted apologies from Councillor Vivian.

Councillor Apel entered the meeting.

PL2026/30 - DECLARATIONS OF INTEREST

RC declared an interest in Agenda Item 'PL2026/41 – Street Trading Consent Application', as they are a member of the Licensing Committee at Chichester District Council.

PL2026/31 - PUBLIC QUESTIONS

There were no public questions submitted to the Committee prior to the meeting.

PL2026/32 - MINUTES OF THE PREVIOUS MEETING(S)

The Committee **APPROVED** the minutes of the previous meeting, and the Chair signed and dated the minute book as a correct record of the meeting held on Thursday 26 February 2026.

PL2026/33 - UPDATES ON ACTIONS FROM THE PREVIOUS MEETING(S)

There were no updates of note provided at the meeting due to absences of key personnel at the meeting.

PL2026/34 - APPLICATIONS FOR PLANNING PERMISSION

CC/26/00213/OUTEIA - Section 73 to vary condition 6 of planning permission

Chichester City Council raises **NO OBJECTION IN PRINCIPLE** to the variation of condition 6, with mitigating highway improvements, having regard to the submitted technical information which demonstrates that the proposal would comply with the NPPF guidance, as it would not result in a severe impact to highway safety or capacity. However, the mitigation works would address only the impact of the additional traffic resulting from the proposal and are not designed to address the existing pedestrian and traffic issues around this junction, as it is not incumbent upon the developer to do so. Therefore, it is suggested that the developer engages with the Highway Authority to design a more comprehensive scheme of improvements for St Paul's Road to address the existing issues as well as the additional impacts of the proposal, with the value of the currently proposed lesser scheme contributed by the developer, and the remainder contributed to by the Highway Authority and/or existing CIL funds held by the Local Authorities.

The highway improvement scheme should include a pedestrian priority crossing, which would be necessary in light of the more continuous flow and speed of traffic as a result of the right-turn lanes. The highway improvements should be delivered by the 150th dwelling, which was the original trigger for the Southern Access Road to be provided, rather than the 250th dwelling as proposed.

CC/26/00406/FUL and CC/26/00407/LBC - Redevelopment of the former House of Fraser site

Chichester Council **SUPPORTS** the principle of the redevelopment of the site. The improvements to the frontages along West Street and Tower Street are welcomed.

Concern is raised that the proposed new six-storey building may affect wider views of the Cathedral given the scale, height and proximity to the Cathedral. Additional information such as an LVIA from the applicant should be required so that the LPA can ensure that any impacts would not be unacceptable. It is considered that a five-storey building would be more appropriate in this sensitive location, and that the building should be of a higher quality architectural design.

A condition for archaeological investigation should be imposed should the applications be approved.

PL2026/35 - NEW PLANNING APPLICATIONS RECEIVED SINCE PUBLISHING OF THE AGENDA

CC/25/03029/FUL - The Pavilion Priory Lane Chichester

Chichester City Council raises **NO OBJECTION** to the proposal; the change of use is supported. However, the following concerns are raised:

- The proposed materials must be of suitable quality and appearance for the Conservation Area, the orange/red and grey/stone coloured cladding are unlikely to be suitable.
- The design appears to lack coherence. The two-storey extension does not reflect the character and appearance of the existing building; the roof form and materials would have an industrial appearance, but neither the original building or the area is industrial or formerly industrial.

The Conservation Officer should be consulted for advice.

CC/26/00341/FUL - Seasonal stationing and operation of a 1 no. mobile refreshment van

Chichester City Council raises **NO OBJECTION** to the proposed refreshment van, however, a litter bin must be provided so as not to attract vermin and seagulls or to affect this sensitive part of the Conservation Area through litter. It is suggested that consideration be given to

granting a temporary permission so that the impact of the proposal in situ can be fully assessed.

Objection to the proposed A-boards; the van has an advertisement on it already and A-boards in addition would result in unnecessary urban clutter which would harm the character of the Conservation Area. A-boards are not normally allowed in the city centre and may obstruct this busy area, causing particular difficulty for people with vision or ambulatory disabilities.

PL2026/36 - NET ZERO MATTERS

The CCCSO reviewed the minutes of the previous meeting and informed the Committee that this was the first time they had been made aware of the article request. They confirmed that they will produce an article on the progress made towards Net Zero, along with updates on the City Plan and promotion of the Ward Meetings.

PL2026/37 - ENFORCEMENT MATTERS

The Committee **NOTED** the Enforcement Notice issued by Chichester District Council.

PL2026/38 - TRAFFIC ISSUES

Due to a delay in receiving the report from East Ward City Councillor Parmas, the Committee requested to **DEFER** to review the document and consider the developments outlined within it. Councillor Parmas was unable to attend the meeting to provide a verbal update but will be invited to the next meeting to offer further information, if available, and to answer any questions.

PL2026/39 - PUBLIC REALM MATTERS

The Committee **NOTED** the two articles published on the Sussex Express website. Councillors expressed disappointment that one of the articles did not acknowledge the City Council's significant financial contribution to the City Centre improvement scheme, which helped enable the project to proceed.

Councillors **REQUESTED** that the City Council be sent any draft press releases from West Sussex County Council to ensure that the City Council's contributions are properly recognised, and that, where appropriate, quotations from City Councillors are included.

PL2026/40 - UPDATE ON NEW BUS SHELTERS IN THE CITY

The report was circulated to the Committee prior to the meeting. The Mayor, SMH, provided a summary, noting that the Route 51 project group, which includes West Sussex County Council and Stagecoach, has identified two potential locations for new bus stops along the route. One is at the Hornet, and the other is in the Whyke area. The group has contacted the local residents' association for feedback on the proposed locations, and the responses received so far have been positive.

The Committee unanimously **AGREED** to delegate decision-making on this project to the Town Clerk and the Chair of Planning and Conservation, Councillor Vivian, to avoid delaying the construction of the bus shelters. The pair will report back to the Committee periodically on progress.

PL2026/41 - STREET TRADING CONSENT APPLICATION

The Committee **NOTED** the two street trading consent applications submitted by Chichester District Council for events to be held within the City Centre.

Five Councillors voted to approve the consents. There was one abstention due to a declared conflict of interest, as Councillor RC is a member of the Chichester District Council Licensing Committee.

PL2026/42 - ITEMS TO BE INCLUDED ON THE NEXT AGENDA

- To review and discuss the report from the East Ward City Councillor concerning the pedestrian crossing campaign on St Paul's Road.

PL2026/43 - DATE OF NEXT ORDINARY MEETING

The Committee agreed that the date of the next ordinary meeting of the Planning and Conservation Committee will be Thursday, 23 April 2026.