



Chichester City Council

MEETING OF THE PLANNING AND CONSERVATION COMMITTEE

AGENDA

MEMBERS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING
AND CONSERVATION COMMITTEE TO BE HELD AT 4.00PM ON THURSDAY 23 APRIL
2026 IN THE COUNCIL CHAMBER

.....
Town Clerk
17 April 2026

PL2026/44.APOLOGIES FOR ABSENCE

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

PL2026/45.DECLARATIONS OF INTEREST

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

PL2026/46.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).

PL2026/47.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 26 March 2026.

PL2026/48.UPDATE ON ACTIONS FROM THE PREVIOUS MEETING(S)

PL2026/49.TRAFFIC ISSUES

- To discuss traffic matters related to Chichester.
 - Safe crossing on St Pauls Road - Councillor Pramas to report (*report submitted to the March Committee meeting attached*).

- To consider the purchase of a speed detection gun for use by suitably approved SpeedWatch groups operating within the City.

PL2026/50.APPLICATIONS FOR PLANNING PERMISSION

Review and discuss applications for planning permission as reported by the Planning Adviser.

Report attached.

PL2026/51.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.

PL2026/52.NET ZERO MATTERS

Review and discuss matters related to achieving net zero emissions.

PL2026/53.ENFORCEMENT MATTERS

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

PL2026/54.PUBLIC REALM MATTERS

Town Clerk to report on matters concerning the public realm in the city.

PL2026/55.ITEMS TO BE INCLUDED ON THE NEXT AGENDA

PL2026/56.DATE OF NEXT ORDINARY MEETING

Confirm the date of the next ordinary meeting: Thursday 21 May 2026.

[March 2026 - Safe crossing on St Paul's Road - update for P_C](#)

PL2026/49 - TRAFFIC ISSUES

Last modified: 2026-04-17

Planning and Conservation Committee: 26th March 2026

Update Report: St Paul's Road junction with Sherborne Road and Norwich Road

Submitted by Cllr Louise Pramas

Introduction:

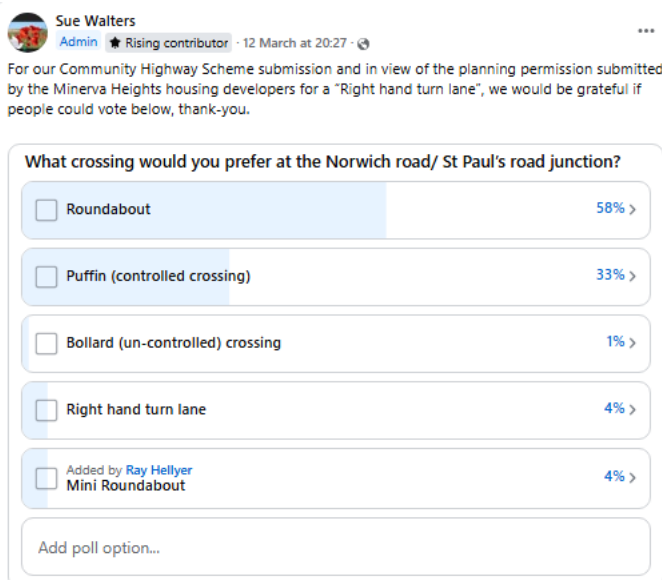
1. The Committee will be familiar with the "Safer roads for all in Chichester West" motion which was submitted to full council in September 2025; I will not rehearse the background information contained in that paper here.
2. This paper serves to provide an update to the Committee on subsequent activities, and in light of the recent planning application made by the developers of Minerva Heights, ref. 26/00213/OUTEIA make recommendations to the Committee to support decision making about support for or against the application.

Update:

1. Week commencing 6th October 2025 West Sussex County Council conducted a 'study' of the pedestrian usage on the crossing between 7am and 7pm on three days, alongside vehicle flow and speed. The data from 7th Oct was used as this was the highest pedestrian usage. This data informed an assessment on the need for a controlled crossing. The resulting score (0.59) is below the threshold for a controlled crossing to be considered (0.7). However, this is dependent on assessments, for example, accurately identifying the number of pedestrians who were under 16 – a cohort of users who impact this calculation significantly.
 - a. There were only 205 pedestrian movements observed in the 12 hour survey period of which 21 were of under 16-year olds and 5 of these were after 1730 so there are no more than 16 in the hours a crossing patrol would be active.
 - b. By contrast, there were 11,370 vehicle movements in the 12 hour period with around 1,250 vehicles in both the morning and evening peak hours
2. A meeting took place in November 2025 at the junction in question on St Paul's Road between members of the 'Campaign for a safe crossing on St Paul's Road' group, WSCC Councillor Jeremy Hunt and Officers from the Safer Schools Team at WSCC where proposals to improve the current crossing points to bring them in light with current legal requirements were discussed. This did not include a controlled crossing. Members of the community were concerned that this action was insufficient and potentially a waste of scarce resources which wouldn't address the concerns the community had raised. Cllr McHale raised this concern in his correspondence with Cllr Dennis in November 2025 (see Appendix 1). Members of the campaign group also attended the November Planning and Conservation Committee meeting.
3. West Sussex County Council advertised for a School Crossing Patrol to improve the safety of children crossing of one hour in the morning and one

hour in the afternoon; unfortunately the advertised hours didn't cover the times Bishop Luffa students would be crossing. We do not know how many applications were received for this post or if anyone was successfully appointed.

4. On 2nd February 2026, Cllrs Apel, Loxton, Pramas and Quail joined Cllrs Adrian Moss and Jonathan Brown (CDC) and Cllr Jeremy Hunt (WSSC) attended a meeting with CDC Planning Officers and representatives of the developers on Minerva Heights. We met to discuss a proposal from the developers to delay the completion of the Southern Access Road (required by the 150th occupancy of Phase 2) until the 425th occupancy in exchange for an improvement to the St Paul's Road/Sherborne Road access; the proposal now submitted to Chichester District Council as planning application: 26/00213/OUTEIA. The Councillors welcomed the opportunity to have the discussion with the developers but did not feel the proposed junction would address the concerns or equitably address the needs of the community. There were only 205 pedestrian movements observed in the 12 hour survey period of which 21 were of under 16-year olds and 5 of these were after 1730 so there no more than 16 in the hours a crossing patrol would be active. (I am assuming that only pedestrians crossing St Paul's Road were counted.)
5. By contrast, there were 11,370 vehicle movements in the 12 hour period with around 1,250 vehicles in both the morning and evening peak hours
- 6.
7. As at 22nd March 2026 a poll run by the 'Campaign for a safe crossing on St Paul's Road' group on Facebook shows almost 2/3 of respondents prefer a roundabout as the solution to the junction:



42 votes 1 share

8. x

Appendix 1: Email correspondence between Cllr McHale and Cllr Dennis

From: Sean McHale <s.mchale@chichestercity.gov.uk>
Sent: Thursday, December 04, 2025 10:16 AM
To: Erica Taunton <Erica.Taunton@westsussex.gov.uk>; Joy Dennis <Joy.Dennis@westsussex.gov.uk>; Jeremy Hunt <jeremy.hunt@westsussex.gov.uk>; Louise Pramas <l.pramas@chichestercity.gov.uk>
Subject: Re: Response from Cllr Joy Dennis to your enquiry - Relocation of Jessie Younghusband School

Good morning

Thank you for your recent reply to the issue of a safe crossing on St Paul's Road in Chichester following the relocation of the Jessie Younghusband School.

I note you mentioned a PV2 crossing assessment. Could you give me some more details on the methodology eg how many times the assessments were done, what time of day etc. I would also like to see the raw data to help me better understand the proposed solution.

Thanks in anticipation

Sean

Councillor Sean McHale
Mayor
Chichester City Council
The Council House
North Street
Chichester
PO19 1LQ

Tel No: 01243 788502

E-mail: s.mchale@chichestercity.gov.uk

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From: Erica Taunton <Erica.Taunton@westsussex.gov.uk>
Sent: 02 December 2025 11:58
To: Sean McHale <s.mchale@chichestercity.gov.uk>
Subject: Response from Cllr Joy Dennis to your enquiry - Relocation of Jessie Younghusband School

Dear Cllr Mchale,

Please see the attached response for your attention. I feel there may have been an email technical issue that means you have not been in receipt of the attached which was sent out yesterday.

Kind Regards,
Erica

Erica Taunton
(Pronouns: she/her)
Democratic Services
West Sussex County Council, Room 102, County Hall, Chichester PO19 1RQ
Phone: 0330 22 26050 - Internal Ext- 26050
Email: erica.taunton@westsussex.gov.uk | Web: www.westsussex.gov.uk



From: Sean McHale <s.mchale@chichestercity.gov.uk>
Sent: Monday, December 01, 2025 4:53 PM
To: Joy Dennis <Joy.Dennis@westsussex.gov.uk>; Louise Pramas <l.pramas@chichestercity.gov.uk>
Cc: Matt Davey <Matt.Davey@westsussex.gov.uk>; Paul Marshall <Paul.Marshall@westsussex.gov.uk>; Jeremy Hunt <jeremy.hunt@westsussex.gov.uk>; Julian Joy <Julian.Joy@westsussex.gov.uk>; Clare Apel <c.apel@chichestercity.gov.uk>; Sarah Quail <s.quail@chichestercity.gov.uk>; Stuart Loxton <s.loxton@chichestercity.gov.uk>
Subject: Re: Relocation of Jessie Younghusband School, Chichester

Good afternoon

I am just following up on my last email and wonder if you have had any thoughts on the benefit or otherwise of a meeting between interested parties to discuss the concerns of residents about crossing St Paul's Road in Chichester.

Please let me know if I can help facilitate an exchange of information.

Kind regards

Sean

Councillor Sean McHale
Mayor
Chichester City Council
The Council House
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PO19 1LQ

Tel No: 01243 788502

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From: Sean McHale <s.mchale@chichestercity.gov.uk>
Sent: 15 November 2025 11:43
To: Joy Dennis <Joy.Dennis@westsussex.gov.uk>; Louise Pramas <l.pramas@chichestercity.gov.uk>
Cc: Matt Davey <Matt.Davey@westsussex.gov.uk>; Paul Marshall <Paul.Marshall@westsussex.gov.uk>; Jeremy Hunt <jeremy.hunt@westsussex.gov.uk>; Julian Joy <Julian.Joy@westsussex.gov.uk>; Clare Apel <c.apel@chichestercity.gov.uk>; Sarah Quail <s.quail@chichestercity.gov.uk>; Stuart Loxton <s.loxton@chichestercity.gov.uk>
Subject: Re: Relocation of Jessie Younghusband School, Chichester

Dear Cllr Dennis

Thank you for your reply to residents concerns about the difficulties in crossing St Paul's road in Chichester.

Understandable anxieties remain as a consequence of the significant increase in traffic resulting from the Minerva Heights development and the timescale for a safe crossing to be installed. I am aware that some WSCC Officers recently met with one

of the resident groups; unfortunately their proposal has raised concerns amongst the community of a potentially ineffective intervention that will require a significant financial commitment.

I think that it would be useful if a meeting could be organised between the residents' representatives, appropriate officers from the county council and councillors (both from the county and from the city). I am happy to facilitate such a meeting and hold it in the City Council offices in North Street, Chichester.

If you agree that this could be beneficial, please let me know of a weekday and time that would be suitable and I will organise the rest.

Kind regards

Sean McHale

Mayor
Councillor Sean McHale
City Councillor (South Ward)
Chichester City Council
The Council House
North Street
Chichester
PO19 1LQ

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From: Kinga Jasik <kinga.jasik@westsussex.gov.uk> on behalf of Joy Dennis <Joy.Dennis@westsussex.gov.uk>

Sent: 01 August 2025 15:49

To: Sean McHale <s.mchale@chichestercity.gov.uk>; Louise Pramas <l.pramas@chichestercity.gov.uk>

Cc: Matt Davey <Matt.Davey@westsussex.gov.uk>; Paul Marshall

<Paul.Marshall@westsussex.gov.uk>; Jeremy Hunt
<jeremy.hunt@westsussex.gov.uk>; Julian Joy <Julian.Joy@westsussex.gov.uk>
Subject: RE: Relocation of Jessie Younghusband School, Chichester

Dear Mr McHale and Ms Pramas,

Thank you for your enquiry of 25 July 2025 regarding the relocation of Jessie Younghusband School.

The County Council is aware of local concerns about this junction and the potential increase in pedestrian use when Jessie Younghusband moves. My Officers are developing a scheme as part of the Active Travel to School programme and I have provided some further information on the work below.

The proposed improvements will aim to enhance accessibility and safety along St Paul's Road and Centurion Way through a phased approach. The scheme is currently at feasibility stage and preliminary designs are being developed. Taking a phased approach to the development of scheme allows us to adapt and respond to evolving needs as the future footfall patterns become clearer once the school has moved. Phase 1 of the scheme will focus on closing unsafe crossings, installing tactile paving and dropped kerbs along St Pauls and realigning junction/crossing to provide a suitable location for a future school crossing patrol. It will also remove overgrown vegetation, and obstacles that impede pedestrian access. Phase 2 will consider the widening of footways, creation of new crossing points, address flooding issues and potentially enhance street lighting.

These measures will be designed to create a safer, more accessible, and well-connected network for pedestrians and other users. Phase 1 of the scheme is currently programmed for implementation in 2026/27, subject to the outcome of preliminary design, consultation and the availability of funding. My Officers will continue to work with the Head Teacher at Jessie Younghusband and West Sussex County Council Education to ensure that the proposals will meet the needs of the school community.

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

From: Sean McHale <s.mchale@chichestercity.gov.uk>

Sent: 25 July 2025 12:29

To: Joy Dennis <joy.dennis@westsussex.gov.uk>

Cc: Matt Davey <Matt.Davey@westsussex.gov.uk>; Paul Marshall

<paul.marshall@westsussex.gov.uk>; Jeremy Hunt

<jeremy.hunt@westsussex.gov.uk>; Julian Joy <julian.joy@westsussex.gov.uk>;

Louise Pramas <l.pramas@chichestercity.gov.uk>

Subject: Relocation of Jessie Younghusband School, Chichester

****EXTERNAL****

Dear Councillor Dennis

Relocation of Jessie Younghusband Primary school and the School Streets Initiative.

The Jessie Younghusband primary school is being relocated from Woodlands Lane in Chichester to a new site within the Minerva Heights development.

We would like to draw your attention to the absence of a safe crossing point on St Paul's Road in Chichester, which is causing concern within the community. This new position is to the west of St Paul's Road compared with the school's current position to the east of St Paul's Road. Children will now have to cross over from the East Broyle estate to Minerva Heights. There is not a safe crossing between Norwich Road and Sherborne Road to make active travel either safe or desirable.

We are aware that West Sussex County Council consider the Centurion Way path to be a suitable route for pedestrian access. However, we contend that this is not a year-round route. The path can flood as it passes under St Paul's Road during the winter. Furthermore, there is no lighting, making it unsuitable for shepherding young children during the darker afternoons after daylight-saving time ends.

A local community speed watch group reports that, on average, 400-500 vehicles per hour are driving north along St Paul's Rd (north of Sherborne Road) between 8am-9am, with greater estimated numbers heading south in the same period. Without a safe crossing point being established, it will mean more car journeys being made or the need for parents and children to manage risk trying to cross safely.

This has been discussed with the County Councillors for the Chichester North and Chichester West wards, and they support the establishment of a safe crossing on the St Paul's Road between Norwich Road and Sherborne Road. I hope that you do as well.

Kind regards

Sean McHale

Louise Pramas

Mayor of Chichester

City Councillor for Chichester West

Chichester City Council
The Council House
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Chichester
PO19 1LQ

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E-mail: s.mchale@chichestercity.gov.uk

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[PLANNING REPORTS WEEKS 14, 15, 16 and 17 of 2026. APRIL Committee](#)

PL2026/50 - APPLICATIONS FOR PLANNING PERMISSION

Last modified: 2026-04-17



Chichester City Council

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 23 APRIL 2026 AT 4PM

Week 14

No committee items.

Week 15

CC/26/00717/FUL - Case Officer: Vicki Baker

128A Oving Road Chichester West Sussex PO19 7EP

Demolition of existing bungalow and outbuildings. Replacement chalet bungalow and residential annex with associated works.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCIPL0ERKD600>

Key issues:

- The application is a resubmission of a previous application CC/25/02591/FUL, which was withdrawn due to Planning Officer concerns, largely over the scale and design of the development which would have been likely to be considered overdevelopment of the site, the impact on the character of the area and the impact on neighbouring dwellings.
- Changes to the scheme include a half-hipped (rather than gabled) roof form with a slightly lower ridge height, positioning the building 0.25m further from the side boundary with no.128, fenestration changes to avoid overlooking of the neighbouring properties, and internal layout changes to reduce the dwelling from a 3-bed (plus 1-bed annex) to a 2-bed (plus 1-bed annex). This results in adequate provision of light and outlook to the two bedrooms in the main dwelling but poor outlook to the annex bedroom. This could be resolved by reconfiguring the layout of the first floor of the annex to swap the position of the bedroom and bathroom. Planting to the west side boundary is also now proposed.
- The proposal site is very compact and appears to be an infill site in what would have formerly been the rear garden of no.129.
- The proposal is to demolish the existing, modest, single-storey, hipped roofed bungalow and its detached, flat roofed garage, and for the erection of a two storey, two-bedroomed dwelling featuring a half-hipped roof with flat roofed dormers to the front and rear, together with an attached, two-storey, one-bedroom annex.
- The proposal would be visible from the public realm along Oving Road, though it would be set back from it and partially screened by no.129 to the south.
- The existing bungalow is modestly proportioned and there is little garden space (though this may be appropriate for a small bungalow). As proposed, there is insufficient garden space remaining to serve the needs of a dwelling of this size, and the small area of garden which is left would be entirely overshadowed by the proposed building.
- The proposed building would be set further back on the plot than the existing but would be of significantly greater bulk at first floor level, having a greater impact upon no.129 which is likely to be overbearing and to affect light to the windows on the rear elevation of this property.
- The proposed dwelling would be set back 2m from the side boundary along the rear garden of no.128 and planting is proposed along the boundary.
- The first-floor windows on the south elevation would be obscurely glazed to preserve the privacy of no.129; these comprise a bathroom window and a secondary window to the master bedroom which also benefits from a main window to the north elevation

overlooking the garden, and a high-level window on the west side elevation, designed to preserve the privacy of no.128 while providing additional light.

- 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: Objection. Whilst a number of improvements have been made to the scheme, the scale of the proposal has not been significantly reduced and the following concerns are raised:

- The proposal would represent overdevelopment of the site, resulting in a cramped form of development out of keeping with the character of the area.
- The proposal would have an overbearing impact on the neighbouring dwelling to the south, 129 Oving Road and would adversely affect light to this property's rear elevation windows.
- The garden space would be insufficient to serve a property of this size.
- The proposed parking layout is unneighbourly and is likely to result in nuisance to the occupants of no.129 from noise and fumes.
- There would be poor outlook for the annex bedroom, though it is noted that this could be improved by reconfiguring the layout to swap the position of the bedroom and bathroom.

Plan Extracts:

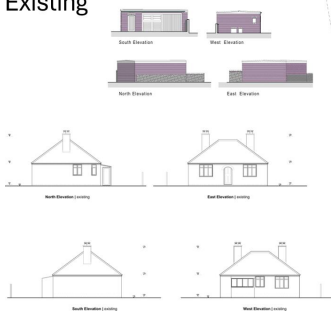


Proposed Site Plan



Location Plan

Existing



Proposed



Proposed – 3D visuals



Week 16

No committee items.

Week 17

There are no reports relating to week 17 applications, as the weekly list for week 17 is not published until 22nd April.