



BOGNOR REGIS TOWN COUNCIL

TOWN CLERK Glenna Frost, The Town Hall, Clarence Road,

Bognor Regis, West Sussex PO21 1LD

Telephone: 01243 867744

E-mail: bognortc@bognorregis.gov.uk

Dear Sir/Madam,

MEETING OF THE PLANNING AND LICENSING COMMITTEE

I hereby give you Notice that a Meeting of the Planning and Licensing Committee of the Bognor Regis Town Council will be held in **The Council Chamber, The Town Hall, Clarence Road, Bognor Regis** at **6.30pm on TUESDAY 15th MARCH 2022**.

Please note that the doors to the Town Hall will be closed at 6.20pm and no entry will be possible after this time.

All Members of the Planning and Licensing Committee are **HEREBY SUMMONED** to attend for the purpose of considering and resolving upon the Business to be transacted, as set out hereunder.

Any member of the public wishing to attend the meeting must pre-book a place by emailing bognortc@bognorregis.gov.uk before midday on Tuesday 15th March 2022. No entry will be permitted to those who have not received confirmation of a pre-booked place.

All pre-booked attendees will be provided in advance with any relevant COVID guidance for the use of the Town Hall, and this guidance must be adhered to at all times.

An opportunity will be afforded to those **members of the public** who have pre-booked a place to put **Questions/Statements** to the Committee during an adjournment shortly after the meeting has commenced. (NOTE: Members of the public will be asked to provide their name and are encouraged to put questions/statements in advance, in writing. Priority will be given to written questions/statements and these should be restricted to the functions of this Committee). Any written question received by 9am on Tuesday 15th March from members of the public not able to attend the Meeting in person, will be read by the Chairman during this adjournment.

It is intended that the meeting may be viewed remotely via the Town Council's Facebook page.

DATED this 8th day of MARCH 2022

CLERK TO THE COUNCIL

THE AGENDA and BUSINESS to be TRANSACTED is:

1. Chairman's Announcements and Apologies for Absence
2. Declarations of Interest
Members and Officers are invited to make any declarations of Disclosable Pecuniary, Other Registrable and/or Ordinary Interests that they may have in relation to items on this agenda and are reminded that they should re-declare their Interest before consideration of the item or as soon as the Interest becomes apparent and if not previously included on their Register of Interests to notify the Monitoring Officer within 28 days.
Members and Officers should make their declaration by stating:
 - a) the item they have the Interest in
 - b) whether it is a Disclosable Pecuniary, Other Registrable or Ordinary Interest
 - c) the nature of the Interest
 - d) if it is an Ordinary Interest whether they intend to leave the room for the discussion and vote
 - e) if it is a Disclosable Pecuniary Interest or Other Registrable Interest, and therefore must leave the room for the discussion and vote, whether they will be exercising their right to speak on this matter under Public Question Time
3. To approve the Minutes of the Planning and Licensing Committee Meeting held on 22nd February 2022
4. Adjournment for public question time and statements
5. Clerk's Report
6. To consider Planning Applications on Lists dated 18th, 25th February and 4th March 2022
7. To consider commenting on any significant Planning Applications outside the wards of Bognor Regis, that may impact on the infrastructure of Bognor Regis on Lists dated 18th, 25th February and 4th March 2022
8. To consider Premises Licence Applications, including any variations and any other Licence Applications
9. To ratify any pavement licence application representations submitted by the Town Clerk in accordance with the Delegated Authority and process
10. To agree any comments to be submitted to ADC in response to their proposals for freehold disposal for development of the London Road car park site
11. To receive details of WSCC's Post-16 Transport Consultation and to consider and agree any comments to be submitted in response
12. Correspondence

THERE IS A LIFT AVAILABLE AT THE TOWN HALL FOR ACCESS TO THE COUNCIL CHAMBER IF REQUIRED



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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 22nd FEBRUARY 2022

PRESENT:

Cllr. Mrs. J. Warr (Chairman), Cllrs: J. Barrett,
Mrs. S. Daniells, and B. Waterhouse

IN ATTENDANCE:

Mrs. J. Davis (Assistant Clerk)
Mr. A. Fifield (Architecture PLB) (part of meeting)
Mr. P. White (Smith Simmons & Partners) (part of
meeting)
1 member of the press

The Meeting opened at 6.32pm

66. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE

The Chairman welcomed all those present. The Council's opening statement was read, and particular attention was drawn to the evacuation procedure in the event of the fire alarm sounding and the Council's Standing Orders relating to public question time.

Apologies for absence had been received from Cllr. Cunard who was working, Cllr. Mrs. Staniforth due to ongoing family illness, and Cllr. Woodall owing to Covid restrictions. No apologies for absence were received for Cllr. Erskine.

67. DECLARATIONS OF INTEREST

The Chairman addressed those Members present to ask if they wished to confirm any declarations of Disclosable Pecuniary, Other Registrable and/or Ordinary Interests that they may have in relation to items on this Agenda.

As noted on the Agenda, Members and Officers should make their declaration by stating:

- a) the item they have the Interest in
- b) whether it is a Disclosable Pecuniary, Other Registrable or Ordinary Interest
- c) the nature of the Interest
- d) if it is an Ordinary Interest whether they intend to temporarily leave the meeting for the discussion and vote
- e) if it is a Disclosable Pecuniary or Other Registrable Interest, and therefore must temporarily leave the meeting for the discussion

and vote, whether they will be exercising their right to speak on this matter under Public Question Time.

They then need to re-declare their Interest and the nature of the Interest at the commencement of the item or when the Interest becomes apparent. They should request that it be recorded in the Minutes that they will leave the meeting and will neither take part in discussion, nor vote on the item.

As per the Agenda, it is each Member's own responsibility to notify the Monitoring Officer of all Disclosable Pecuniary, Other Registrable or Ordinary Interests notifiable under the Council's Code of Conduct, not already recorded on their Register of Interests Form, within 28 days.

The Chairman reminded Members to declare their Interests as any arise or again at the relative point in the meeting if they have already.

There were no declarations of Interest

68. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 1st FEBRUARY 2022

The Committee **RESOLVED** to **AGREE** and approve the Minutes of the Meeting held on 1st February 2022 as an accurate record of the proceedings and the Chairman signed them.

69. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

There were no questions from those seated in the public gallery and the meeting was not, therefore, adjourned.

70. TO RECEIVE A PRESENTATION FROM SMITH SIMMONS & PARTNERS PLANNING CONSULTANCY REGARDING DESIGN AMENDMENTS AND WORK IN PROGRESS ON THE REVISED SCHEME RELATING TO PLANNING APPLICATION BR/311/18/PL (UNIVERSITY OF CHICHESTER, BOGNOR REGIS CAMPUS)

The Assistant Clerk's report was **NOTED**.

The Chairman welcomed Mr. Andrew Fifield, from Architecture PLB, and Mr. Paul White, from Smith Simmons & Partners to the meeting.

The presentation shared with Members firstly recapped on the consented scheme that had been granted planning permission under application BR/311/18/PL. Ahead of a proposed amended scheme being submitted to the Planning Authority, it was explained that whilst Smith Simmons & Partners had been tasked with designs for the external appearance of the proposed building, the scale and size would remain the same as that for which planning permission has been granted.

In the elevations for the consented scheme, the drawings had shown materials such as dark brick and bronze elements being used in an effort to create a relationship between the proposed student accommodation and the Tech Park. However, on review, it was felt that the new building should look more like the existing student accommodation on the site, and the surrounding Listed Buildings, rather than imitate an academic building such as the Tech Park.

In closing, Mr. Fifield stated that the proposed amended scheme would show a reduction in the number of materials to be used, and lighter brickwork, to present a more simplified and calmer looking development.

Having been invited to ask questions, a Member queried the timescale for the development. In response, it was stated that it is intended that the proposed amended scheme would be submitted for planning approval around March 2022 and that the university has a target of September 2024 for the new student accommodation to be ready for use.

The Chairman thanked Mr. Fifield and Mr. White for the presentation.

Mr. Fifield and Mr. White left the Meeting

71. TO RATIFY ANY PAVEMENT LICENCE APPLICATION REPRESENTATIONS SUBMITTED BY THE TOWN CLERK IN ACCORDANCE WITH THE DELEGATED AUTHORITY AND PROCESS

The following decisions were **RATIFIED**:

- Licence Application Number: 115968 in relation to Suga'Kane, 7 York Road, Bognor Regis - Members **AGREED** to offer **NO OBJECTION** to the application to place 3 tables and 8 chairs directly outside the premises from 10am until 9pm Monday to Sunday.

72. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 28th JANUARY, 4th AND 11th FEBRUARY 2022

- 72.1** The Committee noted that there were no views from other Town Councillors to report.
- 72.2** The Committee noted that no representations had been received from members of the public, or neighbouring parishes, in respect of these applications.
- 72.3** The Committee, having considered the applications, **RESOLVED** that its representations be forwarded to ADC (Appended to these Minutes as **Appendix 1**).

73. TO CONSIDER PREMISES LICENCE APPLICATIONS, INCLUDING ANY VARIATIONS AND ANY OTHER LICENCE APPLICATIONS

There were no Premises Licence applications to be considered.

74. It was **RESOLVED to vary the order of business to take the additional agenda item next.**

75. TO RECEIVE DETAILS OF ARUN DISTRICT COUNCIL'S PROPOSALS TO VARY IT'S STREET TRADING DESIGNATIONS AND TO CONSIDER ANY COMMENTS TO BE SUBMITTED IN RESPONSE TO THE CONSULTATION

Following on from the Street Trading and Markets Policy Consultation held between 13th September and 25th October last year, Members were informed that Arun District Council are currently consulting that it proposes to vary it's street trading designations across the district (as detailed in the Notice of Intention advert attached as **Appendix 2**).

The purpose of the variations is to provide a mechanism under which street trading can be effectively controlled in all areas of the district. ADC state that this is in response to complaints and requests that have been received during the last 18 months.

Members expressed concern about the proposal to redesignate streets, such as Aldwick Road (West Street to Silverstone Ave), as prohibited. Community events held in Bognor Regis, like the Carnival and Illuminations Gala, had historically included some of these streets in their procession route with street traders selling goods to spectators.

There was some confusion in relation to 'The Beach' that was listed amongst the prohibited streets for Bognor Regis, and Members asked that clarity be sought from the District Council as to whether this term referred to the Promenade, the Esplanade, or beyond. It was unanimously agreed that the prohibition of street trading in any area of 'The Beach' would have a significant impact on a seaside resort such as Bognor Regis. Furthermore, it was felt that prohibiting street trading in such prominent locations would not present an opportunity to support expanding businesses and start-ups who were exploring different ways of doing things, and the benefit of this to the Town.

Whilst Members were strongly opposed to Aldwick Road and The Beach becoming prohibited streets, there was also some concern with other areas, such as Queensway, having the opportunity for street trading removed. It would be preferred if all streets were designated as consent streets and each application considered on its own merit.

In relation to Public Authority Car Parks, Members would object to street trading being prohibited in any of those listed within Bognor Regis.

Members **AGREED** that a summary of the comments made be submitted to Arun District Council in response to the Street Trading Designation consultation.

76. CORRESPONDENCE

The Committee **NOTED** receipt of correspondence previously circulated and the following was brought to Members attention:

Additional correspondence included: -

- 76.1** ADC - Notification that planning application BR/273/21/PL (198 Aldwick Road, Bognor Regis), to which the Town Council objected, will be determined by ADC's Planning Committee at a meeting to be held at 2.00pm on 2nd March 2022.
- 76.2** ADC - Notification that planning application BR/4/22/PL (83 Aldwick Road, Bognor Regis), to which the Town Council objected, will be determined by ADC's Planning Committee at a meeting to be held at 2.00pm on 2nd March 2022.
- 76.3** WSCC - Public Notice that Aldwick Road, between the junctions of The Esplanade and Lower Bognor Road, will be temporarily closed to all traffic from 9th March 2022 for up to 5 days. The restriction will be in place off-peak only from 09:30 until 15:30, while BT carry out remedial repairs.

The Meeting closed at 7.14pm

**PLANNING APPLICATIONS CONSIDERED AT THE MEETING OF THE
PLANNING AND LICENSING COMMITTEE HELD ON 22nd FEBRUARY 2022
(AS ADVERTISED BY ARUN DISTRICT COUNCIL ON LISTS DATED 28th JANUARY, 4th AND 11th FEBRUARY 2022)**

<p><u>BR/281/21/L</u> <u>Berghestede House</u> 1 Shripney Road Bognor Regis PO22 9LW</p>	<p>Replacement of existing garden room with timber framed garden room. (This application may affect the setting of a listed building)</p>	<p>NO OBJECTION</p>
<p><u>BR/280/21/HH</u> Berghestede House 1 Shripney Road Bognor Regis PO22 9LW</p>	<p>Replacement of existing garden room with timber framed garden room. (This application may affect the setting of a listed building)</p>	<p>NO OBJECTION</p>
<p><u>BR/285/21/PL</u> <u>Rear of 73-75 Aldwick Road</u> Bognor Regis PO21 2NW</p>	<p>Change of use from Class E (retail)/B8 storage to C3 residential and the creation of three dwelling units through the conversion of the rear of nos. 73 & 75 and the erection of a part single storey/part two storey rear extension with associated amenity space and refuse / recycling stores</p>	<p>OBJECTION The development results in an intensification of use that adversely affects the character of the area which would affect public and neighbouring amenities. Aldwick Road is an area with a Traffic Regulation Order in place and the development would result in the generation of excessive parking demands; contrary to Policies H SP4, QE SP1 and T SP1 of the Arun Local Plan.</p> <p>The proposal would have the appearance of an unduly cramped form of development which is out of character and would have an unacceptable impact on the established pattern of</p>

BR/285/21/PL (continued) Rear of 73-75 Aldwick Road Bognor Regis PO21 2NW		development in the locality in conflict with policies D DM1 and D SP1 of the Arun Local Plan and Part P of the Arun Design Guide.
BR/293/21/HH 73 Nyewood Lane Bognor Regis PO21 2SD	Two storey side and rear extension, rebuilding of existing conservatory and demolition of existing garage	NO OBJECTION
BR/1/22/PL Deal House 11-15 Sturges Road Bognor Regis PO21 2AH	Demolition of existing garage and replacement with 1 No 1-bedroom self-contained unit. Additional cycle store and bin storage amendments (resubmission following BR/236/21/PL). This site is in CIL Zone 4 and is CIL Liable as new dwelling	NO OBJECTION
BR/5/22/T 36-37 Servite Close Bognor Regis PO21 2DE	1 No. Sweet Chestnut (T1) – Reduce 3 lowest branches away from conservatory by 2m. 1 No. Acer (T2) - Crown reduction to height 7m and spread 5m	NO OBJECTION subject to the approval of the ADC Arboriculturist. It is recommended, if approved, that no work should be carried out if any birds or bats are nesting.
BR/13/22/HH 235 Hawthorn Road Bognor Regis PO21 2UW	Erection of two storey side extension and single storey rear orangery following the demolition of existing rear conservatory and side extension	NO OBJECTION Members noted the comments on Arun's Planning Portal from neighbouring properties. However, whilst sympathetic to the concerns raised, Members found it hard to determine any significant impact that these proposals would have in relation to loss of privacy and, therefore, could find no material grounds on which to object.

BR/282/21/T Meadow Entry 8 Crescenta Walk Bognor Regis PO21 2YA	1 No. Japanese Maple tree (Acer) - Crown reduction by 4m to leave height and spread at 9.1m	NO OBJECTION subject to the approval of the ADC Arboriculturist. It is recommended, if approved, that no work should be carried out if any birds or bats are nesting.
BR/17/22/PL 91 Hawthorn Road Bognor Regis PO21 2BE	Change of Use from hairdressers (Class E(a)) to Hot Food Takeaway (Sui Generis) with low level ducting system at the rear of the ground floor commercial unit. This site is in CIL Zone 4 (Zero Rated) as other development	NO OBJECTION
BR/14/22/HH 25 Pevensey Road Bognor Regis PO21 5NS	First floor side extension, mansard roof extension with 2 x side dormers and installation of crossover	NO OBJECTION

Street trading - Notice of Intention to Re-Designate Streets Within Arun District as Consent Streets and Prohibited Streets

NOTICE is hereby given that Arun District Council ("the Council") in accordance with Paragraph 2 of Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982 intends (subject to consideration of representations received by the date specified below) to pass a resolution in the following terms:

"1. That all previous resolutions of the Council made pursuant to paragraph 2 of Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982 ("the Act") to designate specified areas of the District as consent streets or prohibited streets or licence streets for the purposes of regulating street trading under Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982 are hereby rescinded

2. That as from the date when this resolution takes effect all areas of land within the District of Arun which are "streets" within the definition of that term contained in Paragraph 1 of Schedule 4 to the Act shall be designated as "consent streets" with the exception of any area of land referred to in resolutions 3 and 4 below

3. That there shall be excluded from the designation in resolution 2 above any streets which are designated as "Prohibited Streets" (The streets designated as Prohibited Streets are set out in Appendix 1 below.

4. With the exception of Public Authority Car Parks, as set out in Appendix 2 there shall be excluded from the designation in resolution 2 above any area of land which is from time to time in the ownership and control of a Public Authority or a registered charity other than any highway which is included from time to time on the list of streets maintainable at public expense pursuant to section 36(6) of the Highways Act 1980.

5. For the purposes of resolution 4 above "ownership and control" means having a sufficient estate or legal interest in the area of land to enable the relevant Public Authority or registered charity to restrict and regulate the use of that area in the public interest and "Public Authority" means West Sussex County Council or Arun District Council or any Parish or Town Council the whole or part of whose area falls within the boundary of the Arun District Council."

If the resolution is passed, it will mean that street trading in the streets subject to the current designation will no longer be prohibited, but upon the passing of the resolution designating streets as "consent streets" or "prohibited streets", street trading in all streets (except prohibited streets) within the Arun District Council area will be subject to the obtaining of consent. Subject to the consent street designation, anyone who engages in street trading in any street within the Arun District Council area without consent will be committing an offence and will be liable on summary conviction to a fine not exceeding level 3.

Anyone wishing to make representations about the intended resolution should do so in by email to licensing@arun.gov.uk, within 28 days of the publication of this notice.

All such representations received by that date will be considered before it is decided whether or not to pass the resolution.

A copy of this notice will be displayed for public inspection on the notice board at the main entrance to the Council offices and on the Council's website www.arun.gov.uk.

Signed: Licensing Manager

Dated: 2 February 2022

Appendix 1- Prohibited Streets

Arundel
Maltravers Street
Mill Lane
Queen Street
Bognor Regis
Aldwick Road (West Street to Silverston Ave)
Bedford Street
Belmont Street
Charlwood Street
Nyewood Lane
Park Road
Victoria Drive
Canada Grove
Chapel Street
Clarence Road
Crescent Road
John Street
Lennox Street
Lyon Street
Lyon Street West
Manor Place
Market Street
Norfolk Street
Queensway
Richmond Road
Sadler Street
Spencer Street
Station Road
Steyne Street
Sudley Road
Sussex Street
West Street
The Beach
Ferring
The car park known as The Bluebird car park.
Littlehampton
Beach Road
Coastguard Road
East Street (between High St and Avon Road)
South Terrace

Surrey Street
Terminus Road (between Terminus Place and Arundel Road)
Windmill Road
The Beach
Pagham
Cardinals Drive
The Causeway
Church Way
Kings Drive

Appendix 2 – Public Authority Car Parks

Arundel
Crown Yard short stay
Fitzalan Pool short stay
Bognor Regis
Regis Centre
Fitzleet multi-storey
Hothampton Short Stay
London Road Long Stay
Coach and lorry park, Hotham Way Westbound
Lyon Street long stay
Hotham Park
Gloucester Road
Rock Gardens
West Park Aldwick
Culver Road Felpham
Links Avenue Felpham
Grassmere Felpham
Shrubbs Field Middleton-on-Sea
Littlehampton
Manor House short stay
Surrey Street short stay
River Road short stay
St Martins short stay
Anchor Springs short stay
Mewsbrook
Sea Road
The Wall
Banjo Road
West Beach

<p align="center"><u>PLANNING APPLICATIONS TO BE CONSIDERED AT THE MEETING OF THE PLANNING AND LICENSING COMMITTEE TO BE HELD ON 15th MARCH 2022 (AS ADVERTISED BY ARUN DISTRICT COUNCIL ON LISTS DATED 18th, 25th FEBRUARY AND 4th MARCH 2022)</u></p>		
<p><u>BR/28/22/PL</u> 7 Canada Grove Bognor Regis PO21 1DW</p>	<p>Proposed window and door combination to rear elevation. This application is in CIL Zone 4 (Zero rated) as other development</p>	<p><i>Comment by 17-MAR-22</i></p>
<p><u>BR/16/22/PL</u> Garth House High Street Bognor Regis PO21 1HQ</p>	<p>Erection of part single, part two storey rear extension</p>	<p><i>Comment by 24-MAR-22</i></p>
<p><u>BR/29/22/PL</u> Selwood Lodge 93 Victoria Drive Bognor Regis PO21 2DZ</p>	<p>Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations</p>	<p><i>Comment by 24-MAR-22</i></p>
<p><u>BR/38/22/PL</u> 18-20 London Road Bognor Regis PO21 1PY</p>	<p>Part conversion and extension of existing building to provide 6 additional storeys over existing rooftop, to provide for up to 104 No student residential units, with access from Bedford Street, associated servicing and ancillary accommodation, entrance and staircore extension to existing building to provide access from Bedford Street. (Resubmission of scheme approved under reference BR/270/18/PL). This application may affect the setting of listed buildings and may affect the character and</p>	<p><i>Comment by 31-MAR-22</i></p>

BR/38/22/PL (continued) 18-20 London Road Bognor Regis PO21 1PY	appearance of nearby conservation areas. This application is in CIL Zone 4 (Zero Rated) as other development	
<u>BR/34/22/HH</u> 29 Madeira Avenue Bognor Regis PO22 8DF	Erection of single storey rear extension following the demolition of existing rear conservatory	<i>Comment by 31-MAR-22</i>
<u>BR/46/22/T</u> 43B Pevensey Road Bognor Regis PO21 5NY	Remove 4 lower limbs of 1 No.Corsican Pine tree	<i>Comment by 31-MAR-22</i>

**BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE MEETING
15th MARCH 2022**

**AGENDA ITEM 10 - TO AGREE ANY COMMENTS TO BE SUBMITTED TO
ADC IN RESPONSE TO THEIR PROPOSALS FOR FREEHOLD DISPOSAL
FOR DEVELOPMENT OF THE LONDON ROAD CAR PARK SITE**

REPORT BY ASSISTANT CLERK

FOR DECISION

Arun District Council (ADC) are presently marketing the London Road car park site for freehold disposal for development. The market particulars are attached to this report as **Appendix 1**.

The District Council has clearly outlined items that they wish to see incorporated and these include:

- 1 – Retention of public conveniences (these could be moved/re-provided on site)
- 2 – Public car parking to be retained
- 3 – Enhanced linkages between Hotham Park and London Road

A report is to be taken to ADC's Economy Committee on the 29th March 2022. As the local Town Council, ADC have invited any comments that Members of Bognor Regis Town Council may have on the proposed disposal, for inclusion in the report and recommendation(s) to the Economy Committee.

At the Full Council Meeting held on 7th March 2022 these proposals were noted and non-Committee Members, who wished to express an opinion on the proposals, were asked to email the Assistant Clerk with their comments by no later than 5pm on Monday 14th March 2022 (Min. 185 refers). Any comments received from non-Committee Members will be verbally reported at the Planning and Licensing Committee Meeting, to be agreed for inclusion in any response.

DECISION

Members are invited to **AGREE** any comments to be submitted to ADC in response to the proposals for the freehold disposal of the London Road car park.



FOR SALE

SHW

DEVELOPMENT

London Road Car Park, London Road, Bognor Regis, West Sussex, PO21 1BA

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW

Guide Price £3,000,000

DESCRIPTION

- Extensive town centre car park
- 1.864 acres, 0.754 hectares

LOCATION

- Heart of Bognor Regis
- Highly prominent with London Rd Frontage and rear access via B2259 Upper Bognor Road
- Level pedestrian access to Mainline railway terminus, Town centre, beach and Butlins resort
- Adjoining Hotham Park

ACCOMMODATION

	ACRES	HECTARES
TOTAL	1.864	0.754

OBLIGATIONS

- To retain public WC provision on-site. Positioning may be altered.
- Car parking provision to be retained.
- Enhanced linkages between Hotham Park and London Road to form part of proposals
- WCs, car park and Hotham Park access title to remain with Arun District Council ownership

TOWN PLANNING

- Presently as public car park.

GUIDE PRICE

£3,000,000.

Alternatively Joint Venture proposals are invited.

TENURE

Freehold, presently under single title with adjoining Hotham Park.

VAT

To be confirmed.

LEGAL COSTS

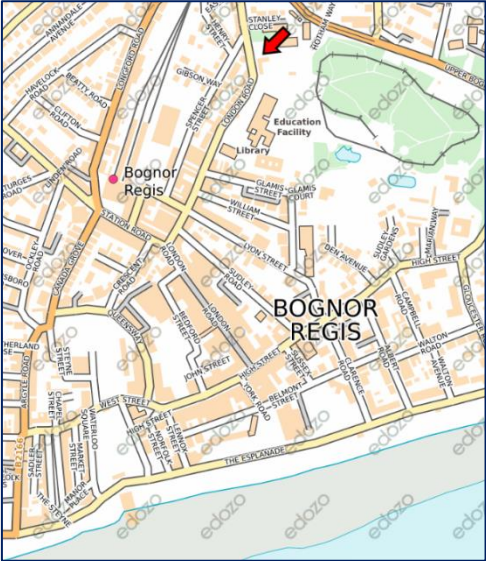
Each party is to be responsible for their own legal fees.

EPC

N/A

THE OPPORTUNITY

- To acquire a significant town centre site which is considered suitable for a range of future uses.
- Unconditional offers for the freehold interest preferred.



VIEWINGS – 01293 441300

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Duncan Marsh t: 07970 524840 | e: dmarsh@shw.co.uk



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LONDON ROAD CAR PARK, LONDON ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1BA

Freehold Development Site

16 December 2021

SHW



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**BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE MEETING
15th MARCH 2022**

**AGENDA ITEM 11 - TO RECEIVE DETAILS OF WSCC'S POST-16
TRANSPORT CONSULTATION AND TO CONSIDER AND AGREE ANY
COMMENTS TO BE SUBMITTED IN RESPONSE**

REPORT BY ASSISTANT CLERK

FOR DECISION

West Sussex County Council asks for views each year about the Post-16 Transport Policy Statement. The consultation aims to make sure the information in the Policy Statement is up to date and complete.

The Policy Statement sets out the help that is available through the council, schools, colleges and transport operators for young people of sixth-form age and those who are 19+ with an Education Health and Care Plan to get to school or college. It includes information about:

- fares and concessions;
- the Council's home to school/college transport policy for learners with special educational needs and disabilities (SEND); and
- contact details for schools and colleges.

A consultation is now open and available [online here](#) and runs until Sunday 10th April 2022. All responses will be considered before the council's Post-16 Transport Policy statement is published at the end of May.

DECISION

Members are invited to **AGREE** any comments to be submitted to WSCC in response to the Post-16 Transport Consultation.

**BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE MEETING -
15th MARCH 2022**

AGENDA ITEM 12 - CORRESPONDENCE

REPORT BY THE ASSISTANT CLERK

FOR INFORMATION

1. CPRE - Talks and Walks: starlings, stars and discovering Sussex, 23rd February 2022. Shared on social media.
2. CPRE - Star Count is live!, 26th February 2022. Shared on social media and in Town Council E-Bulletin.
3. WSCC - Public Notice: Aldwick Road, will be temporarily closed to all traffic, with works taking place on the junction of Aldwick Road and Victoria Road South, from 18th March 2022 for up to 5 days (It is estimated to be completed on 18th March 2022). The closure is required for the safety of the public and workforce while Southern Water repair frame and cover in carriageway. The one-way on Victoria Road South will be removed and two-way traffic will be managed on site. The restriction will be in place daytime only from 09:30 until 16:00. An alternative route will be signed on site but access for emergency service vehicles and pedestrians will be maintained at all times during the closure.
4. WSCC - First steps to gauge opinion on five walking and cycling improvement proposals, 9th March 2022.