



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 at The Town Hall, Clarence Road, Bognor Regis at **6.30pm on TUESDAY 23rd APRIL 2019**.

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. An opportunity will be afforded to **Members of the Public** 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 names and addresses and are encouraged to put questions/statements in advance, in writing. Priority will be given to written questions/statements. These should be restricted to the functions of this Committee.)

Refreshments will be available and any donations to the Mayor's Charity will be gratefully received.

DATED this 15th day of APRIL 2019

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 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 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, 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 2nd April 2019
4. Adjournment for public question time and statements
5. Clerk's Report from previous Minutes

6. To consider Premises Licence Applications including any variations and any other Licence Applications. Also Premises Licence 111899: Bognor Regis Bowls Club, Pavilion/Clubhouse, Waterloo Square, Bognor Regis, PO21 1TE
7. To consider Planning Applications on Lists dated 29th March, 5th and 12th April 2019
8. 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 29th March, 5th and 12th April 2019. Also P/30/19/OUT: Land north of Hook Lane, Pagham - Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building (resubmission following P/6/17/OUT)
9. Notification of any applications to be considered at the next ADC Development Control Committee Meeting
10. Consideration of draft Order for proposed stopping up of Highways at 224 London Road, Bognor Regis, PO21 1AU
11. To note the response from the Rt Hon James Brokenshire MP regarding 2-4 Waterloo Square, Bognor Regis, and agree any further action - Min. 210 refers
12. Correspondence

ALL MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND
MEMBERS ARE REMINDED THAT PLANS ARE AVAILABLE FOR
INSPECTION IN THE TOWN CLERK'S OFFICE

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 2nd APRIL 2019

PRESENT: Cllr. Mrs. J. Warr (Chairman), Cllrs: Mrs. S. Daniells,
S. Goodheart (until Min. 232) and P. Woodall

IN ATTENDANCE: Mrs. J. Davis (Civic & Office Manager)
25 members of the public (part of meeting)
1 member of the press (part of meeting)

The Meeting opened at 6.34pm

225. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE

The Chairman welcomed those present and went through the evacuation procedure in the event of a fire. The Civic & Office Manager gave apologies for Cllr. Cosgrove who was unwell, Cllr. Dillon who had a prior engagement, and Cllr. Stanley who was working.

In the absence of the Vice-Chairman Cllr. Dillon, Members **AGREED** that Cllr. Woodall would act as Vice-Chairman for the meeting.

The following statement was then read:

"Members are invited to note that no apologies have been received from Cllr. Enticott. At the Full Council Meeting held on 11th March 2019, having received recommendations from an Assessment Panel Hearing into complaints made against Cllr. Enticott, Members resolved to suspend Cllr. Enticott from all Committees and Sub-Committees of the Council for the remainder of the term of this Administration. This will be reviewed again at the Annual Town Council Meeting."

226. DECLARATIONS OF INTEREST

Members and Officers were reminded to make any declarations of Disclosable Pecuniary and/or Ordinary Interests that they may have in relation to items on this 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 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, 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

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.

In accordance with good practice, individual forms were available to those Councillors present in order that they could personally record their Interests - both Disclosable Pecuniary and Ordinary. These forms should be returned to the Committee Clerk at the end of the meeting to enable all declarations of Interest to be accurately recorded in the Minutes. Members were reminded that it is their responsibility to notify the Monitoring Officer of all Disclosable Pecuniary Interests 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.

Cllr. Mrs. Daniells stated that, as a Member of Arun District Council, she will be voting on the matters before her having regard only to such information as placed before the Town Council. If she should come to consider any matters again at the District Council, and further information may be available, she will consider the information available at that time and may come to a different decision

227. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 12th MARCH 2019

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 12th March 2019 as an accurate record of the proceedings and the Chairman signed them.

228. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

Meeting adjourned at 6.39pm

Numerous members of the public spoke about Planning Application BR/49/19/OUT (26 Burnham Avenue, Bognor Regis) and their objections to it. These included: - the complete lack of parking provision in the plans which would only exacerbate the parking problems that already exist in, and around, Burnham Avenue such as access and highway safety; loss of ecological habitat with residents of Burnham Avenue having seen Bats,

Smooth Snakes, Slow-worms, Hedgehogs, Goldfinches and Redwings, for example; serious drainage issues being ignored and eyewitness accounts given of standing water often seen in Burnham Avenue and of drains being inaccessible for clearing due to parked vehicles obstructing access; concerns from a next-door neighbour whose children's bedrooms would be in the direct line of sight of some of the proposed flats, and balconies overlooking the next-door neighbours garden causing loss of privacy and having a negative impact on wellbeing; the proposed style of the development is not considered in keeping with the character and appearance of neighbouring properties and would ruin the ambience of Burnham Avenue; claims that an Anderson Air Raid Shelter is located in the rear garden of 26 Burnham Avenue; complaints that the Planning Authority had, so far, failed to publicise the planning application by means of a site notice on or near the application site.

Meeting reconvened at 6.55pm

229. CLERK'S REPORT FROM PREVIOUS MINUTES

There was nothing to report.

230. TO CONSIDER PREMISES LICENCE APPLICATIONS INCLUDING ANY VARIATIONS AND ANY OTHER LICENCE APPLICATIONS

There were no Premises Licence applications to consider.

231. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 8th, 15th AND 22nd MARCH 2019

231.1 The Committee noted that there were no views from other Town Councillors to report.

231.2 The Committee noted that multiple representations had been received from the public regarding Planning Application BR/49/19/OUT. There had been no representations received from neighbouring parishes, in respect of these applications.

231.3 The Committee, having considered the applications, **RESOLVED** that its representations be forwarded to ADC (Appended to these Minutes as **Appendix 1**).

Cllr. Goodheart gave his apologies and left the Meeting

232. 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 8th, 15th AND 22nd MARCH 2019

There were no significant Planning Applications outside the Wards of Bognor Regis to consider.

233. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 16.1) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING NOTIFICATION OF CHANGES TO PLANNING APPLICATION BR/270/18/PL (MIN. 134.3 OF 20th NOVEMBER 2018 REFERS)

Members **RESOLVED** to suspend Standing Orders.

After due consideration, Members **AGREED** that the previous decision taken at the meeting held 20th November 2018 should not be reconsidered and therefore Standing Orders were reinstated.

234. TO RECEIVE DETAILS OF A CHANGE TO PLANNING APPLICATION BR/270/18/PL: PART CONVERSION AND EXTENSION OF EXISTING BUILDING TO PROVIDE 6 NO. ADDITIONAL STOREYS OVER EXISTING ROOFTOP TO PROVIDE UP TO 104 NO. STUDENT RESIDENTIAL UNITS WITH ACCESS FROM BEDFORD STREET, ASSOCIATED SERVICING & ANCILLARY ACCOMMODATION, ENTRANCE AND NEW INTERNAL STAIRS TO EXISTING BUILDING TO PROVIDE ACCESS FROM BEDFORD STREET. THIS APPLICATION MAY AFFECT THE SETTING OF LISTED BUILDINGS AND THE CHARACTER AND APPEARANCE OF NEARBY CONSERVATION AREAS - 18-20 LONDON ROAD, BOGNOR REGIS, PO21 1PY (MIN. 134.3 OF 20th NOVEMBER 2018 REFERS), AND TO CONSIDER EITHER RESCINDING THE PREVIOUS DECISION OR MAKING FURTHER COMMENT

In light of the decision taken under the previous item, the meeting moved to the next agenda item without further discussion.

235. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 16.1) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING A PRE-MEETING BRIEFING WITH THE APPLICANT REGARDING PLANNING APPLICATION BR/311/18/PL (MIN. 156.3 OF 18th DECEMBER 2018 REFERS)

Members **RESOLVED** to suspend Standing Orders.

After due consideration, Members **AGREED** that the previous decision taken at the meeting held 18th December 2018 should not be reconsidered and therefore Standing Orders were reinstated.

236. **TO FURTHER CONSIDER PLANNING APPLICATION BR/311/18/PL: ERECTION OF 176- BEDROOM STUDENT ACCOMMODATION BUILDING WITH ASSOCIATED HARD AND SOFT LANDSCAPING. THIS APPLICATION MAY AFFECT THE SETTING OF LISTED BUILDINGS, MAY AFFECT THE CHARACTER AND APPEARANCE OF THE UPPER BOGNOR ROAD, MEAD LANE CONSERVATION AREA AND IS A DEPARTURE FROM THE DEVELOPMENT PLAN - LAND TO THE EAST OF UNIVERSITY OF CHICHESTER, UPPER BOGNOR ROAD, BOGNOR REGIS, PO21 1HR (MIN. 156.3 OF 18th DECEMBER 2018 REFERS), AND TO CONSIDER EITHER RESCINDING THE PREVIOUS DECISION OR MAKING FURTHER COMMENT**

In light of the decision taken under the previous item, the meeting moved to the next agenda item without further discussion.

237. **NOTIFICATION OF ANY APPLICATIONS TO BE CONSIDERED AT THE NEXT ADC DEVELOPMENT CONTROL COMMITTEE MEETING**

ADC Development Control Meeting - 10th April 2019.

BR/273/18/PL - Change of use from Hotel (C1 Hotels) to 4 No. Flats (C3 Dwelling House) including enlarged dormer & additional door on SE elevation

The Gables Hotel, 28 Crescent Road, Bognor Regis, PO21 1QG

It was noted that the Committee had raised an **OBJECTION** at their meeting on 18th December 2018. Members **RESOLVED** that Cllr. Mrs. Daniells would make representation at the ADC Development Control Committee meeting, to be held 10th April 2019, and asked the Civic & Office Manager to register Cllr. Mrs. Daniells to speak.

238. **TO RECEIVE ADC'S PROPOSED LOCAL VALIDATION REQUIREMENTS LIST, FOLLOWING A REVIEW, AND TO CONSIDER COMMENTING BY 22nd APRIL 2019**

The Civic & Office Manager's report was noted.

Members discussed the proposed changes, following a review of the Local Validation Requirements List, and commented that the suggested alterations were positive and would be of benefit to both applicants and planning consultees. Members **AGREED** that these comments would be submitted to Arun District Council.

239. **TO CONSIDER COMMENTING ON WSCC'S A29 REALIGNMENT SCHEME PUBLIC CONSULTATION BY 26th APRIL 2019**

Having considered the information regarding the A29 Realignment Scheme, provided in the A4 booklet published by West Sussex County Council, Members found that it was difficult to provide a collective

response and **AGREED** that the Committee would not submit comments in response to the public consultation as these could be done individually.

240. TO RECEIVE ADC'S COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE AND TO CONSIDER COMMENTING BY 2nd MAY 2019

The Civic & Office Manager's report, and the Community Infrastructure Levy (CIL) Draft Charging Schedule, published by Arun District Council, were **NOTED** by Members.

Following a brief discussion about the Draft Charging Schedule, Members **AGREED** to submit no comments in response to Arun District Council.

241. CORRESPONDENCE

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

Additional correspondence included: -

- 241.1** WSCC - Latest Planned Roadworks report 27th March - 26th April 2019. Circulated to Committee and shared on social media
- 241.2** Housing, Communities and Local Government Committee (HCLG) - Press Release: HCLG Committee take evidence from finance industry and housing strategy bodies in modern Methods of Construction inquiry
- 241.3** WSCC - Public Notice: Temporary Traffic Regulation - the use of (and parking on) William Street, Bognor Regis from junction with London Road to junction with Glamis Street is temporarily prohibited from 18/04/19 at 08:00 until 18/04/19 at 18:00

The Meeting closed at 7.54pm

APPENDIX 1
PLANNING AND LICENSING COMMITTEE MEETING HELD ON 2nd APRIL 2019
REPRESENTATIONS ON LISTS DATED 8th, 15th AND 22nd MARCH 2019

The Planning and Licensing Committee of Bognor Regis Town Council **RESOLVED** as follows:

BR/43/19/PL 5 Richmond Avenue Bognor Regis PO21 2YE	1 No. 1 bed flat over 3 bay carport (resubmission following BR/202/16/PL)	NO OBJECTION
BR/64/19/HH 29 Madeira Avenue Bognor Regis PO22 8DF	Remove conservatory unit and build up existing wall to create extension to existing bungalow	NO OBJECTION
BR/69/19/HH 14 Madeira Avenue Bognor Regis PO22 8BY	The demolition of a conservatory and the construction of a single storey infill rear extension with a tiled pitch roof	NO OBJECTION
BR/72/19/PL 63 Queensway Bognor Regis PO21 1QL	Change of use from photography shop (A1 Shops) to podiatry clinic (D1 Non- residential Institutions)	NO OBJECTION
BR/49/19/OUT 26 Burnham Avenue Bognor Regis PO21 2JU	Outline application with all matters reserved for 22 No. new dwellings consisting of 2 No. 1 bed dwellings, 18 No. 2 bed dwellings & 2 No. 3 bed dwellings	OBJECTION Members unanimously AGREED to OBJECT to Planning Application BR/49/19/OUT on the following grounds: - Members felt that the application does not comply with Arun Local Plan 2011-2031 Policy ENV DM5 and puts the protection of existing habitats on site at risk, which also goes against the principles set out in Para 175 of the NPPF (March 2012) (updated

BR/49/19/OUT
 26 Burnham Avenue
 Bognor Regis
 PO21 2JU

February 2019). Residents living around the site claim that protected species, such as Bats, Slow Worms, Smooth Snakes and Birds, are in evidence. It is recommended that a detailed presence/absence survey of the subject species be carried out, with consideration given of any impacts that will affect the species directly or indirectly as a result of the proposals.

Policy D SP1 of the Arun Local Plan 2011-2031 stipulates that the design should reflect the characteristics of the site and local area. Members were of the opinion that these proposals do not meet this criteria and show a lack of sensitive understanding of the site/context and does not respond to locally distinctive patterns of development. The scale of the proposed development detracts from the local and wider area's character and is not within the general confines of the overall character. The proposed dwellings would, by virtue of its layout, siting and size, result in an overdevelopment of the site and have an overbearing impact on the neighbouring properties.

The proposal of 22 dwellings identifies this application as a major development and with no parking provision, Members are concerned that it will have a significant impact on the road network. The plans fail to demonstrate that this development will

<p>BR/49/19/OUT 26 Burnham Avenue Bognor Regis PO21 2JU</p>		<p>not impact on existing capacity of public highways to accommodate parking and is, therefore, contrary to Policy 8b of the Bognor Regis Neighbourhood Development Plan 2015-2030. Furthermore, the Drainage & Coastal Engineer's report states that the "plans provided leave little space for surface water drainage features", and Members were mindful that this will only exacerbate the flooding issues already in existence on Burnham Avenue.</p>
<p>BR/46/19/PL Chandos Elm Grove Bognor Regis PO21 2SW</p>	<p>Demolition of outbuildings & extension & construction of 1 No. 2-bed dwelling & associated works</p>	<p>NO OBJECTION</p>
<p>BR/70/19/PL The Maples 45 Victoria Drive Bognor Regis PO21 2TQ</p>	<p>Replacement of timber fascia's & soffits in PVCu, & replacement of rainwater goods in new PVCu</p>	<p>NO OBJECTION</p>



**Licensing Act 2003 –
Notice**

**Reference Number:
111899**

**Bognor Regis Bowls Club
Bowls Pavilion/Clubhouse
Waterloo Square
Bognor Regis
West Sussex
PO21 1TE**

has made an application for a Club Premises Certificate under the Licensing Act 2003.

Proposed qualifying club activities are as follows:

- 1) Supply of Alcohol
- 2) Performance of Recorded Music

between the hours of 10:00 and 19:00 for the supply of alcohol, Monday to Friday, and until 23:00 hours Saturday and Sundays. Four times a year, until 23:00 hours on weekdays. Christmas and New Years Eve, until midnight. Recorded Music on Christmas and New Years Eve, 23:00 until midnight.

The application is open to representation from interested parties and responsible authorities between 09/04/19 and 06/05/19.

All representations should be made in writing and sent to:
Licensing Team, Environmental Health Service,
Arun District Council,
Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex BN17 5LF

or email licensing@arun.gov.uk

Relevant representations will be shared in full with the applicant for consideration as well as being provided for consideration at a public hearing where necessary.

A public register of all Licensing Act 2003 permissions and applications is held by Arun District Council, Arun Civic Centre, Littlehampton, West Sussex BN17 5LF, The public register is also available on www.arun.gov.uk/online-public-register

It is an offence to knowingly or recklessly to make a false statement in connection with an application and the maximum fine for this offence is £5,000.

BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE MEETING - 23rd APRIL 2019

AGENDA ITEM 8 - 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 29th MARCH, 5th AND 12th APRIL 2019. ALSO P/30/19/OUT: LAND NORTH OF HOOK LANE, PAGHAM - OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR THE CONSTRUCTION OF UP TO 300 NO. NEW HOMES, A CARE HOME OF UP TO 80 BEDS, D1 USES OF UP TO 4,000 SQM INCLUDING A 2 FORM ENTRY PRIMARY SCHOOL, THE FORMATION OF NEW MEANS OF ACCESS ONTO HOOK LANE & PAGHAM ROAD, NEW PEDESTRIAN & CYCLE LINKS, LAYING OUT OF OPEN SPACE, NEW STRATEGIC LANDSCAPING, HABITAT CREATION, DRAINAGE FEATURES & ASSOCIATED GROUND WORKS & INFRASTRUCTURE. THIS APPLICATION MAY AFFECT THE SETTING OF A LISTED BUILDING (RESUBMISSION FOLLOWING P/6/17/OUT)

REPORT BY CIVIC & OFFICE MANAGER

FOR DECISION

BACKGROUND

Resubmission following P/6/17/OUT which was **REFUSED** by the Local Planning Authority for the reasons stated below: -

The increased vehicle movements generated by the application will exacerbate the capacity issues on the local highway network and the mitigation measures proposed are insufficient to overcome the safety concerns resulting from the additional vehicle movements contrary to policy TSP1 of the Arun Local Plan.

The applicant, Hallam Land Management Ltd have submitted an appeal to the Planning Inspectorate, in the case of planning application P/6/17/OUT, and it has been decided that the appeal should follow the inquiry procedure. The inquiry is scheduled to take place on 22nd October 2019 and is estimated to last for 3 days, however, the date for the decision is yet to be advised.

In the meantime, the applicant has submitted another application (P/30/19/OUT) identical to the proposals set out in P/6/17/OUT. The accompanying covering letter includes the following statement: -

"We previously submitted an application in January 2017 which was later refused planning application in January 2019 for the following reason:

Increased vehicle movements generated by the application will exacerbate the capacity issues on the local highway network and the mitigation measures proposed are insufficient to overcome the safety concerns resulting from the additional vehicle movements contrary to policy T SP1.

The highway mitigation measures are based on a cumulative assessment of traffic effects associated with 1200 dwellings proposed at Pagham in the Local Plan. This was assessed and adapted by Dougall Baillie Associates having been appointed by the Council to independently review the work undertaken. These mitigation measures are to be provided jointly and separately by the development proposals at Pagham. It is important to recognise that the Council approved planning permission for three other planning applications at Pagham, totalling 745 dwellings which each are based on the same highway mitigation measures. No evidence has been provided to justify why the proposed development at Hook Lane is in some way different such that planning permission cannot justifiably be refused."

Planning application P/30/19/OUT is presently open for comments until 4th May 2019. To date, no representations have been submitted.

Members are invited to note that, in respect of the previous application for the proposals on this site (P/6/17/OUT), approximately 480 objection letters and a petition, with approximately 1,232 signatures, opposing the plans were received by the Local Planning Authority.

The consideration of significant planning applications outside the Wards of Bognor Regis did not become a standing item on the agenda for the Town Council's Planning and Licensing Committee until May 2017 and, therefore, the Town Council did not submit representation in the case of P/6/17/OUT. However, at the meeting held on 30th May 2017 the Committee **RESOLVED** to send a letter, attached as **Appendix 1**, to Pagham Parish Council supporting their application to the Secretary of State, demonstrating the impact approval of planning applications, P/134/16/OUT, P/140/16/OUT and P/6/17/OUT will have on Bognor Regis (Min. 14 refers).

Furthermore, the Planning and Licensing Committee did consider another of the three planning applications at Pagham, namely P/134/16/OUT, at the meeting held on 3rd April 2018 and submitted the following representation: -

OBJECT on the grounds that it will impact significantly on the infrastructure of Bognor Regis and exacerbate problems regarding the weight of traffic. The Town Council continues to support Pagham Parish Council in their objection to this planning application.

DECISION

Members are invited to **AGREE** on any comments that they would like to submit to the Local Planning Authority in response to planning application P/30/19/OUT.



BOGNOR REGIS TOWN COUNCIL

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Nicola Jones
The Clerk
Pagham Parish Council
The Village Hall
Pagham Road
Pagham
Bognor Regis
PO21 4NJ

7th June 2017

Dear Nicola,

Call in application to Secretary of State in respect of 3 large-scale housing developments in Pagham - P/134/16/OUT, P/140/16/OUT and P/6/17/OUT

I am writing to you on behalf of Bognor Regis Town Council's Planning and Licensing Committee, following your Chairman's request for support in demonstrating that the impact the possible approval of the 3 large-scale housing applications listed above, goes beyond your immediate locality.

The Town Council sympathises with the predicament that the village of Pagham finds itself in. It is inevitable that Pagham will have to take on some development due to the housing need in the District but the scale proposed, if all 3 applications are granted approval, is bewildering for a village of its size. Bognor Regis is the nearest town to Pagham village, just over 3 miles away, and there will obviously be some impact on the town and its 24,000 residents, therefore the Town Council wishes to support Pagham Parish Council with its 'Call in' application to the Secretary of State.

Firstly the road networks surrounding Pagham and Bognor Regis cannot cope with the weight of traffic they currently deal with particularly at peak times, let alone with the addition of another 1,000-2,000 vehicles from the proposed new developments. The recent cancellation of the A27 improvements by the Secretary of State for Transport should be given consideration as the congestion impacts residents south of the A27 including Pagham and Bognor Regis. Although Bognor Regis has benefitted from the new relief roads, there are still issues with congestion at peak times on the A259 to Chichester. Public transport in the area is poor and at times unreliable, both rail and bus.

The town of Bognor Regis has some of the poorest and most deprived wards in the country within its boundary (wards listed within the 20% most deprived nationally). The town's services are stretched with only a minor injury hospital, the nearest major hospitals are situated several miles away in Worthing and Chichester. The town lacks the amenities to support the communities of the wider areas of Bersted, Aldwick, Rose-Green, Felpham and Pagham.

In addition, West Sussex also has the lowest funding support from central government for education in the country and any increase in pupil numbers from the proposed new developments will only add to the financial restraints on the local schools. For education, skills and training, wards within Bognor Regis are listed in the 10% most deprived nationally.

Yours sincerely,

Ruth Hambleton
Committee Clerk

**BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE MEETING - 23rd APRIL 2019**

AGENDA ITEM 10 - CONSIDERATION OF DRAFT ORDER FOR PROPOSED STOPPING UP OF HIGHWAYS AT 224 LONDON ROAD, BOGNOR REGIS, PO21 1AU

REPORT BY CIVIC & OFFICE MANAGER

FOR DECISION

Please find attached a copy of a draft Order proposed under the provisions of the Town and Country Planning Act 1990 - Section 247, for a proposed stopping up of Highway at 224 London Road, Bognor Regis, PO21 1AU.

The term '**stopping up**' means that once such an order is made, the highway land will cease to be a highway, road or footpath. ... The phrase 'public highway' can include roads, streets, footpaths, some public car parks, grass verges and footways. Not all roads, streets or footpaths are public highways.

The Committee are aware of the plot of land this draft Order relates to, as there has recently been a Planning Application (BR/142/18/OUT) for the demolition and conversion of existing public house to form up to 10 No. residential flats over a maximum of 3.5 storeys on the plot. Members have objected to the application with the following representation sent to ADC regarding the application:

OBJECTION Based on the limited information made available with the outline application, in particular the lack of plans, Members were minded to object. There was concern that the footprint suggests that the development will encroach onto the pavement causing obvious problems to pedestrians. Members felt that parking on London Road is already overstretched so, if the application were to proceed, they would recommend a one-way traffic system be introduced along with herringbone parking. Members also felt that 10 No. residential flats was over-development with the maximum set at 8, with a bin store and external fire escape included in any plans. Should these recommendations be taken on board then Members would reconsider their objection.

As Members will note from the plans for the Draft Order, it is only the hatched areas that will be stopped up with the majority of the footway at the front of the building remaining as is.

DECISION

Members are asked to consider whether they wish to respond to the proposed Order for a proposed stopping up of Highway at 224 London Road, Bognor Regis, PO21 1AU, and if so, how they wish to respond.

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of four western part widths of London Road, adjoining the boundary of the former Richmond Arms public house at Bognor Regis in the District of Arun.

If made, the Order would authorise the stopping up only to enable development as permitted by Arun District Council, under reference BR/142/18/OUT.

Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Arun District Council, Town Hall, Clarence Road, Bognor Regis PO21 1LD in the 28 days commencing on 02 May 2019, and may be obtained, free of charge, from the address stated below (quoting NATTRAN/SE/S247/3733).

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at nationalcasework@dft.gov.uk or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on **30 May 2019**. Any person submitting any correspondence is advised that your personal data and correspondence will be passed to the applicant/agent to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your correspondence.



G Patrick, Casework Manager

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS (SOUTH EAST) (NO.) ORDER 201

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on the plan, in order to enable development to be carried out in accordance with the planning permission granted by Arun District Council, under reference BR/142/18/OUT.

2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.

3. In this Order

"the plan"

means the plan numbered NATTRAN/SE/S247/3733, marked "Highways at Bognor Regis in the District of Arun", signed by authority of the Secretary of State and deposited at the Department for Transport, Deposit Document Service, F Floor, Ashdown House, St Leonards-on-Sea, Hastings, East Sussex TN37 7GA.

4. This Order shall come into force on the date on which notice that it has been made is first published in accordance with section 252(10) of the Act, and may be cited as the Stopping Up of Highways (South East) (No.) Order 201 .

Signed by authority of
the Secretary of State
201

DAVE CANDLISH
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highways to be stopped up

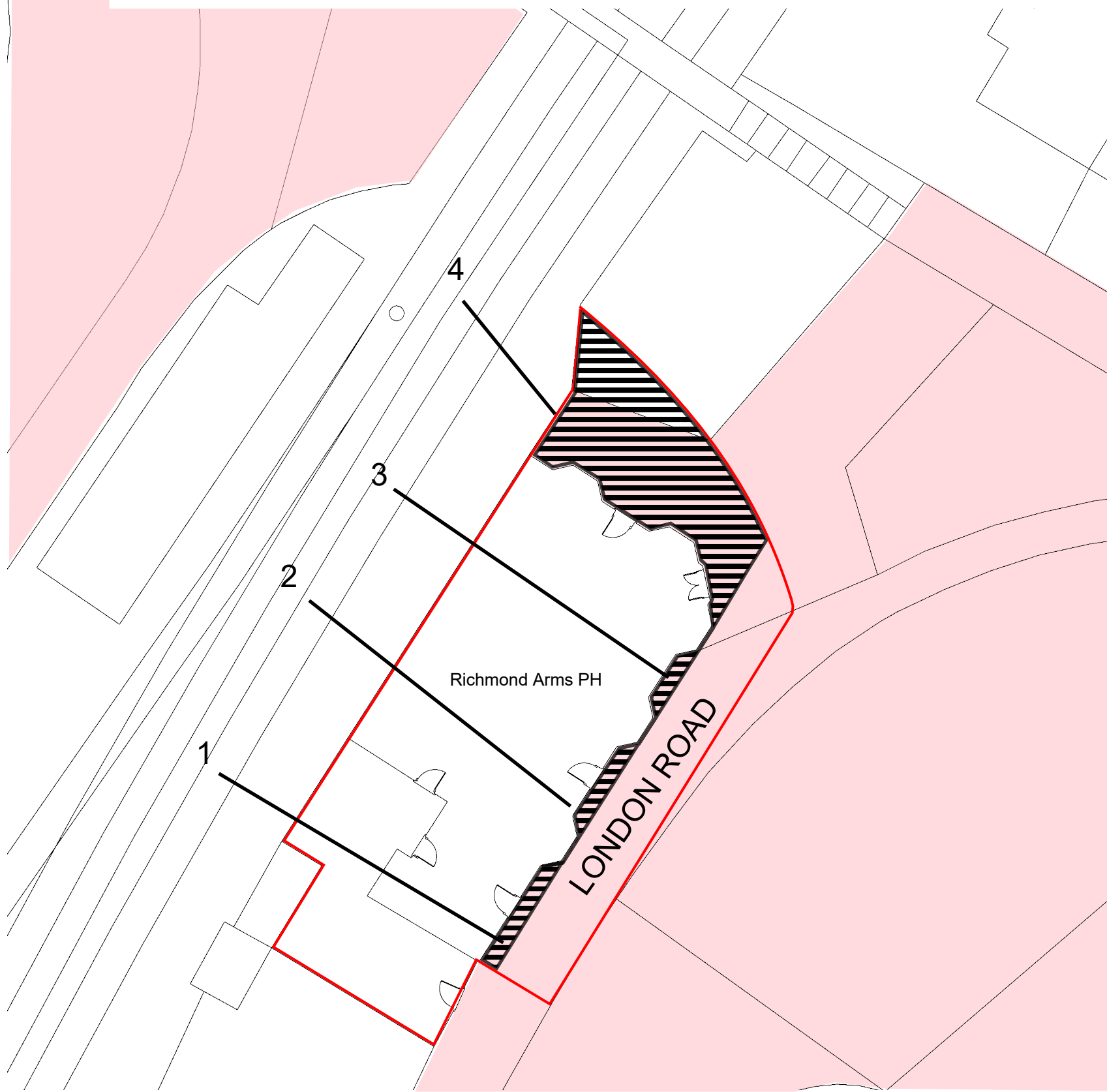
The highways to be stopped up are at Bognor Regis in the District of Arun, shown on the plan and are:-

1. An irregular shaped western part width of London Road adjoining the south eastern boundary of the former Richmond Arms public house. It commences 4 metres north east of the south western boundary of the former Richmond Arms public house extending in a north easterly direction for a distance of 5.2 metres and having a maximum width of 0.75 metres (marked 1 on the plan).
2. An irregular shaped western part width of London Road adjoining the south eastern boundary of the former Richmond Arms public house. It commences 10.4 metres north east of the south western boundary of the former Richmond Arms public house extending in a north easterly direction for a distance of 4.5 metres and having a maximum width of 0.75 metres (marked 2 on the plan).

3. An irregular shaped western part width of London Road adjoining the south eastern boundary of the former Richmond Arms public house. It commences 16 metres north east of the south western boundary of the former Richmond Arms public house extending in a north easterly direction for a distance of 3.25 metres and having a maximum width of 0.75 metres (marked 3 on the plan).
4. An irregular shaped western part width of London Road adjoining the north eastern boundary of the former Richmond Arms public house. It commences 24.4 metres north east of the south western boundary of the former Richmond Arms public house extending in a north westerly direction for a distance of 12 metres and having a maximum width of 6 metres (marked 4 on the plan).

DRAFT

HIGHWAYS AT BOGNOR REGIS IN THE DISTRICT OF ARUN

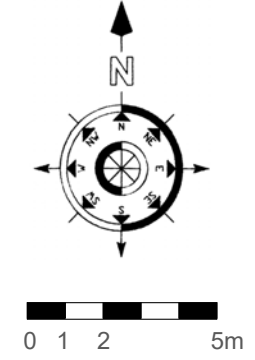


SITE PLAN
Site Area 289 sqm



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SITE LOCATION PLAN



Key	Scale 1:200 @ A3
Highways to be stopped up	
National Transport Casework Team	
Department for Transport	
Plan No: NATTRAN/SE/S247/3733	
Signed by Authority of the Secretary of State	
on.....2019	
Signature.....	
DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport	

**BOGNOR REGIS TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE MEETING - 23rd APRIL 2019**

AGENDA ITEM 11 - TO NOTE THE RESPONSE FROM THE RT HON JAMES BROKENSHIRE MP REGARDING 2-4 WATERLOO SQUARE, BOGNOR REGIS, AND AGREE ANY FURTHER ACTION - MIN. 210 REFERS

REPORT BY CIVIC & OFFICE MANAGER

FOR DECISION

Members will recall that at the Extraordinary Planning and Licensing Committee Meeting, held on 25th February 2019, it was agreed that a letter should be sent to the Secretary of State for Housing, Communities and Local Government , Rt Hon James Brokenshire MP, regarding the Town Council's request that an investigation be conducted into ADC's handling of the case regarding 2-4 Waterloo Square, Bognor Regis.

Copies of the letter sent to the Rt Hon James Brokenshire MP and the response received are attached as **Appendix 1 & 2**.

DECISION

How do Members wish to proceed in this regard?



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

Rt Hon James Brokenshire MP
Ministry of Housing, Communities & Local Gov't
2 Marsham Street
London
SW1P 4DF

18th March 2019

Dear Mr Brokenshire

Re: Planning Application and subsequent demolition of 2-4 Waterloo Square, Bognor Regis

I have been asked to write to you, at the request of the Town Council's Planning and Licensing Committee, to express how bitterly disappointed Members are in relation to the outcome of the process carried out regarding the demolition of 2-4 Waterloo Square, Bognor Regis.

Planning Application BR/191/18/PL was submitted, by developers B5 Ltd, to the Local Planning Authority, Arun District Council, in 2018 with a view to demolish a building located at 2-4 Waterloo Square, Bognor Regis. Waterloo Square is located in The Steyne Conservation Area which dates from the 1820's and is formed of modest terraces, imitative of the early period of resort architecture dating from the 1840's. Waterloo Square represents a historically important space and landscape area, within which Bognor Regis Pier forms a strong focal point. The buildings at 2 and 4 Waterloo Square are identified in Arun's Supplementary Planning Document as a Building or Structure of Character within the District.

During the Planning consultation process a plethora of documents became available at various times. As Statutory Consultees, Members of the Town Council's Planning and Licensing Committee made every effort to act in the interest of the Town's heritage and in line with the policies and priorities adopted within both the Arun Local Plan and Bognor Regis Neighbourhood Plan.

Although the apparently poor structural state of the building was often featured in wider discussions, there also followed suggestions that the building could be salvaged, or that the façade, at least, might be saved. Many individuals and organisations, such as Save Britain's Heritage and the Civic Society, called upon Arun District Council to allow time for ways in which the building might be saved.

Sadly, before investigations into the viability of alternative options, rather than demolition, could be explored the matter was decided upon outside of the standard planning process with Arun's Environmental Health Officers serving a demolition order in January 2019.

TOWN MAYOR: Councillor Stephen Reynolds

DEPUTY MAYOR: Councillor Phil Woodall

Since the demolition orders were issued, it is known that Freedom of Information requests have been lodged, by different persons, to ascertain details from Arun District Council pertaining to issues including: -

- Ownership of building and land
- Professional expert survey reports on the building showing that the building is incapable of being economically restored and/or is unsafe
- Names of Arun District Council Officers/Councillors who participated in taking the decision to issue the order. Where appropriate, to include their qualifications to take this decision. If this was a committee decision, an indication of which committee and where the Minutes might be found.

This letter, although sent at the request of the Town Council's Planning and Licensing Committee, comes with the support of Full Council. Members greatly regret that the plight of 2-4 Waterloo Square was not dealt with in a more sympathetic manner by the decision-making authorities involved and respectfully ask that an investigation be conducted into Arun District Council's handling of this case.

Yours sincerely,

Joanne Davis
Civic & Office Manager/Committee Clerk



Ministry of Housing,
Communities &
Local Government

RECEIVED
- 8 APR 2019

Glenna Frost
Bognor Regis Town Council
The Town Hall
Clarence Road
Bognor Regis
West Sussex
PO21 1LD

Jake Berry MP
*Minister for the Northern Powerhouse and Local
Growth*

**Ministry of Housing, Communities & Local
Government**
Fry Building
2 Marsham Street
London
SW1P 4DF

Tel: 0303 444 3440
Email: jake.berry@communities.gov.uk

www.gov.uk/mhclg

Our Ref: 4135703

Dear Ms Frost,

2 April 2019

Thank you for your letter of 18 March to the Rt Hon James Brokenshire MP, regarding your concerns about the planning application process. You will appreciate that I cannot comment on individual cases due to the role of ministers in the planning system. I hope the following general comments are helpful, however.

The Government is committed to the protection of the historic environment, and we have put in place a strong legislative and policy framework to achieve this.

Local planning authorities are required to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. In doing so they must take account of national planning policies, including those around conserving and enhancing the historic environment, to reach a balanced and proportionate judgment in each case. Where local people raise concerns about the planning merits of a proposed development local authorities are required to take those into account in reaching a decision.

There are procedures in place for making a complaint if you have concerns over the conduct of the local authority in processing and deciding an application. If you are unable to resolve the matter after complaining to the local authority you may wish to contact the Local Government and Social Care Ombudsman at: <http://www.lgo.org.uk>. The Ombudsman provides an independent means of redress to individuals for injustice caused by unfair treatment or service failure by local authorities.

JAKE BERRY MP

BOGNOR REGIS TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE MEETING - 23rd APRIL 2019

AGENDA ITEM 10 - CORRESPONDENCE

FOR INFORMATION

1. WSCC - Latest Planned Roadworks: 3rd April - 2nd May, and 10th April - 9th May 2019. Shared on social media
2. ADC - Updates regarding Travellers at Chichester University, Bognor Regis Campus Tech Park, 3rd and 4th April 2019
3. WSCC - Temporary Traffic Regulation: Public Notice that the use of (and parking on) Chichester Road (Scoon Grove), Bersted from junction with Chichester Road throughout Scoon Grove Precinct service road is temporarily prohibited from 24/04/19 at 10:00 until 24/04/19 at 15:30. The closure is necessary to allow Vodafone to undertake maintenance work on their Mast. Shared on social media
4. Troy Planning & Design - Neighbourhood Planning Newsletter, Spring 2019
5. WSCC - Temporary Traffic Regulation: Public Notice that the use of (and parking on) Little High Street, Bognor Regis from junction with Waterloo Square to junction with Norfolk Street is temporarily prohibited from 16th April 2019 at 08:00 until 18th April 2019 at 16:00. The restriction will be in place 24hrs. This closure is necessary to allow Portsmouth Water & Southern Gas Networks to undertake new connections. Shared on social media
6. WSCC - Temporary Traffic Regulation: Public Notice that the use of (and parking on) Rose Green Road, Aldwick from junction with Hewarts Lane to the junction with Gossamer Lane with the closed section of Rose Green being one way northbound only is temporarily prohibited from 23/04/19 at 08:00 until 24/04/19 at 18:00. The restriction will be in place day-time only between 08:00 - 18:00. This closure is necessary to allow Balfour Beatty to undertake carriageway resurfacing. Shared on social media
7. WSCC - Temporary Traffic Regulation: Public Notice that the use of (and parking on) Glencathara Road, Bognor Regis from junction with Nyewood Lane to the junction with Ellasdale Road is temporarily prohibited from 23/04/19 at 08:00 until 24/04/19 at 18:00. The restriction will be in place day-time only between 08:00 - 18:00. This closure is necessary to allow Balfour Beatty to undertake carriageway resurfacing. Shared on social media
8. ADC - CIL Draft Charging Schedule Update Note April 2019 referring to a non-material summing error within the Arun Infrastructure Funding Gap Update Report 2019
9. WSCC - Temporary Traffic Regulation: Public Notice that the use of (and parking on) The Esplanade, Bognor Regis from junction with West Street to junction with Lennox Street temporarily prohibited from 29/04/2019 08:00am until 02/05/2019 15:00pm. Closure on Lennox Street (one-way street) from junction with Esplanade to 9.1m back (bellmouth only).

Closure on Norfolk Street (one-way street) from junction with Esplanade to 3.8m back (bellmouth only). The restriction will be in place day-time only 08:00am - 18:00pm. This closure is necessary to allow Balfour Beatty to carry out carriageway resurfacing

- 10.** CPRE - Campaigns Update, 15th April 2019