



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 1st FEBRUARY 2022

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

IN ATTENDANCE: Mrs. J. Davis (Assistant Clerk)

The Meeting opened at 6.31pm

57. 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. Daniells who was unwell, Cllr. Erskine who was on annual leave, Cllr. Mrs. Staniforth due to ongoing family illness, and Cllr. Woodall who was also unwell.

58. 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

59. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 11th JANUARY 2022

The Committee **RESOLVED** to **AGREE** and approve the Minutes of the Meeting held on 11th January 2022 as an accurate record of the proceedings and the Chairman signed them.

60. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

There were no members of the public seated in the public gallery and the meeting was not, therefore, adjourned.

61. CLERK'S REPORT

There was nothing to report.

62. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 7th, 14th AND 21st JANUARY 2022

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

62.2 The Committee noted that no representations had been received from members of the public, or neighbouring parishes, in respect of these applications.

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

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

There were no Premises Licence applications to be considered.

64. TO CONSIDER A REQUEST FROM SMITH SIMMONS & PARTNERS PLANNING CONSULTANCY TO ATTEND THE NEXT PLANNING AND LICENSING COMMITTEE MEETING TO PRESENT 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**.

Members **AGREED** to accept the offer of a presentation from Smith Simmons & Partners, at the Planning and Licensing Committee Meeting to be held on 22nd February 2022, in relation to Planning Application BR/311/18/PL (University of Chichester, Bognor Regis Campus).

65. CORRESPONDENCE

The Committee noted receipt of correspondence previously circulated.

The Meeting closed at 7.05pm

**PLANNING APPLICATIONS CONSIDERED AT THE MEETING OF THE
PLANNING AND LICENSING COMMITTEE HELD ON 1st FEBRUARY 2022
(AS ADVERTISED BY ARUN DISTRICT COUNCIL ON LISTS DATED 7th, 14th AND 21st JANUARY 2022)**

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| <p><u>BR/279/21/CLE</u> 10 Marine Drive West Bognor Regis PO21 2QA</p> | <p>Lawful development certificate for existing use as 2 separate dwellings use C3 residential</p> | <p>NO OBJECTION</p> |
| <p><u>BR/277/21/PL</u> 1 Spencer Street Bognor Regis PO21 1AP</p> | <p>Conversion of office building into 2 No. 1-bedroom dwellings. This site is in CIL Zone 4 (Zero Rated) as flats</p> | <p>NO OBJECTION</p> |
| <p><u>BR/294/21/PL</u> 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT</p> | <p>3-storey upward extension and redevelopment of the existing 1st and 2nd floor delivering 43 No. flats. This application may affect the setting of listed buildings, affects the character and appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats</p> | <p>OBJECTION Whilst the Town Council submitted no objection to planning application BR/266/17/PL, and the subsequent application BR/50/19/PL, these previous proposals were for 24 No. flats. Members consider the proposal to increase the number of flats to 43, as set out in planning application BR/294/21/PL, to be over-development of the site. With no provision for parking included in the proposal, there is concern that the development would result in the generation of excessive parking demands which would harm nearby public amenity; contrary to Policies QE SP1 and T SP1 of the Arun Local Plan.</p> <p>Furthermore, Members were disappointed</p> |

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| <p><i>BR/294/21/PL (cont.)</i> <i>2-10 The Hatters Inn</i> <i>Queensway</i> <i>Bognor Regis</i> <i>PO21 1QT</i></p> | | <p>to see that, despite the comments of ADC's Housing Strategy and Enabling Manager in response to the consultation for planning application BR/50/19/PL, there is no provision for affordable housing in planning application BR/294/21/PL, contrary to Policy AH SP2 of the Arun Local Plan.</p> <p>A S106 agreement also seems to be missing from the proposal.</p> |
| <p><u>BR/289/21/HH</u> 5 Oxford Street Bognor Regis PO21 2PG</p> | <p>Single storey rear extension</p> | <p>NO OBJECTION</p> |
| <p><u>BR/295/21/HH</u> 1 Burnham Gardens Bognor Regis PO21 2LA</p> | <p>Removal of part of existing rear extension and erection of single storey rear extension</p> | <p>NO OBJECTION</p> |
| <p><u>BR/4/22/PL</u> 83 Aldwick Road Bognor Regis PO21 2NW</p> | <p>Enlargement of existing HMO (Sui Generis). Single storey rear extension, rear roof dormer, front and rear rooflights (resubmission following BR/79/21/PL)</p> | <p>OBJECTION Having previously objected to planning application BR/79/21/PL to enlarge what is currently a 5-bed HMO to a 16-bed, the Town Council continue to object to increasing the size of this HMO to 12-beds.</p> <p>Aldwick Road is an area with a Traffic Regulation Order in place and the development would result in an intensification of use that adversely affects the character of the area which</p> |

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| <p><i>BR/4/22/PL (cont.)</i> <i>83 Aldwick Road</i> <i>Bognor Regis</i> <i>PO21 2NW</i></p> | | <p>would affect public and neighbouring amenities; would result in the generation of excessive parking demands which would harm nearby public amenity; contrary to Policies H SP4, QE SP1 and T SP1 of the Arun Local Plan.</p> <p>The proposals also seek to sub-divide the commercial space on the Ground Floor for the purposes of residential use. The site is located within the business district of Aldwick Road and there remains a reasonable prospect of the premises being used for employment use. Members consider the application to be contrary to Policy EMP DM1 of the Arun Local Plan.</p> |
| <p><u>BR/7/22/T</u> Nyewood Church of England Junior School Brent Road Bognor Regis PO21 5NW</p> | <p>Fell 1 No. Monterey Cypress (T1)</p> | <p>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.</p> |