



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 5th APRIL 2022

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

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

The Meeting opened at 6.35pm

89. 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. Mrs. Daniells, for personal reasons, Cllr. Erskine, owing to childcare issues, and Cllr. Mrs. Staniforth, due to family issues.

No apologies for absence were received from Cllr. Cunard.

90. 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

91. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 15th MARCH 2022

The Committee **RESOLVED** to **AGREE** and approve the Minutes of the Meeting held on 15th March 2022 as an accurate record of the proceedings and the Chairman signed them.

92. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

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

93. CLERK'S REPORT

There was nothing to report.

94. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 11th, 18th AND 25th MARCH 2022

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

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

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

95. 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 11th, 18th AND 25th MARCH 2022

There were no significant planning applications, outside the Wards of Bognor Regis, to be considered.

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

There were no Premises Licence applications to be considered.

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

There were no pavement licence applications that required ratifying.

98. TO CONSIDER AND AGREE ANY COMMENTS TO BE SUBMITTED IN RESPONSE TO WSCC'S POST-16 TRANSPORT CONSULTATION - MIN. 87 REFERS

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

Having considered the consultation documents, Members **AGREED** to submit any responses to WSCC's Post-16 Transport Consultation individually, rather than as a Committee.

99. CORRESPONDENCE

The Committee **NOTED** receipt of correspondence previously circulated.

The Meeting closed at 7.18pm

**PLANNING APPLICATIONS CONSIDERED AT THE MEETING OF THE
PLANNING AND LICENSING COMMITTEE HELD ON 5th APRIL 2022
(AS ADVERTISED BY ARUN DISTRICT COUNCIL ON LISTS DATED 11th, 18th AND 25th MARCH 2022)**

<p><u>BR/35/22/HH</u> <u>20 Pevensey Road</u> Bognor Regis PO21 5NS</p>	<p>Single storey side/rear extension for use as an annexe</p>	<p>NO OBJECTION</p>
<p><u>BR/37/22/PL</u> Cordell House Rest Home <u>120 Victoria Drive</u> Bognor Regis PO21 2EJ</p>	<p>Change of use from residential care home (Use C2) to a 10 bed House in Multiple Occupation (Sui Generis). This application is in CIL Zone 4 and is Zero Rated as other development</p>	<p>OBJECTION Members object to yet another application for an HMO in the Town. Due to a proliferation of smaller household typologies (and commensurate increase in population density) demand for parking has increased considerably which has led to amenity issues deriving from parking demands. Such amenity issues have involved anti-social blocking of driveways and overspill parking on roads which have prevented emergency service vehicles from using nearby streets. Allowing for the proposed change of use from residential care home (Use C2) to a 10 bed House in Multiple Occupation (Sui Generis) would result in an intensification of use, that adversely affects the character of the area, which would affect public and neighbouring amenities, and would result in the generation of excessive parking demands which would harm nearby public amenity; contrary to Policies H SP4 and QE SP1 of the Arun Local Plan.</p>

<p><u>BR/42/22/PL</u> Prince of Wales Public House <u>1 Highfield Road</u> Bognor Regis PO22 8BQ</p>	<p>Change of use from public house (A4 Drinking establishment) to an 18-bed student accommodation. This application is in CIL Zone 4 (Zero Rated) as other development</p>	<p>NO OBJECTION Provided that a student tenancy agreement prohibits car ownership, as with other planning applications for student accommodation in the Town such as BR/38/22/PL, then Members are minded to raise no objection to Planning Application BR/42/22/PL. It would be preferable if the two car parking spaces indicated in the proposals were reserved for use by staff.</p>
<p><u>BR/45/22/T</u> Car Park to rear of Longbrook House University of Chichester Upper Bognor Road Bognor Regis PO21 1HR</p>	<p>Fell 1 No. Maple tree (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>
<p><u>BR/57/22/PL</u> <u>18-20 Stocker Road</u> Bognor Regis PO21 2QF</p>	<p>Demolition of vacant garden building and construction of 1 No. 2 bed supported accommodation annexe</p>	<p>NO OBJECTION</p>
<p><u>BR/59/22/HH</u> <u>38 Nyewood Lane</u> Bognor Regis PO21 1SJ</p>	<p>Erection of single storey side extension following demolition of existing single storey side extension and detached garage</p>	<p>NO OBJECTION</p>