



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

MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 8th AUGUST 2023

PRESENT: Cllr. Mrs. J. Warr (Chairman), Cllrs: J. Barrett, S. Goodheart (from Min. 47.3), Miss. C. Needs, P. Ralph, B. Waterhouse, P. Woodall and Mrs. G. Yeates

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

The Meeting opened at 4.01pm

43. 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.

44. 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

45. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 18th JULY 2023

The Committee **RESOLVED** to **AGREE** and approve the Minutes of the Meeting held on 18th July 2023 as an accurate record of the proceedings and the Chairman signed them.

46. 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.

47. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 14th, 21st AND 28th JULY 2023

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

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

Cllr. Goodheart arrived at the Meeting

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

48. 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 14th, 21st AND 28th JULY 2023

Cllr. Mrs. Yeates declared an Ordinary Interest as a Member of the Bersted Advisory Group and as an Arun District Councillor and stated that she may not take part in any voting

Members considered the readvertised planning application BE/134/22/OUT (Land West of Bersted - Outline application with all

matters reserved except access for demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), care home/senior living accommodation (Use Classes C2/C3), employment floor space (Use Classes B2/B8/C1/E), retail and community floorspace (Use Classes E/F2/Sui Generis), a three-form entry primary school and spine road plus associated open space, landscaping, drainage and all other associated ancillary works. This application also lies within the parish of Pagham, may affect the setting of a listed building, affects a Public Right of Way, falls within strategic site SD3 and is subject to an Environmental Statement).

Concern was expressed amongst several Members about the negative impact that the proposal could have on the infrastructure of Bognor Regis with increased traffic movements arising from the proposed development on roads already known for their congestion. Consideration was also given to surrounding areas, such as the village of Merston, which had the potential to become a 'rat run' with people trying to avoid congested roads. Another cause for concern was the fact that this is land prone to flooding with known reports of the current sewerage system in the area being inadequate.

The Committee **AGREED** to uphold their **OBJECTION**, having previously considered planning application BE/134/22/OUT at the Meeting held 6th December 2022 (Min. 66 refers). Members **AGREED** to submit a further **OBJECTION** on the grounds that the proposals are lacking in the provision of services such as doctors and dentists. Cllr. Mrs. Yeates abstained from voting.

49. 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 application representations to be ratified.

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

Licensing Act 2003

Premises: The Landing Place, 1A West Lodge, The Esplanade, Bognor Regis, PO21 1GF
Licence Number: 118483

The Committee noted the application received for a Premises Licence for the supply of alcohol for consumption with food on the premises between the hours of 10:00 – 23:00 Monday to Friday, 10:00 – 00:00 Saturday, and 10:00 -22:00 Sunday. Members **RESOLVED** to raise **NO OBJECTION** to the Premises Licence being granted, subject to the satisfaction of the Licensing Authorities.

51. TO CONSIDER AND AGREE ANY RESPONSE TO THE GOVIA THAMESLINK RAILWAY PUBLIC CONSULTATION IN RELATION TO PROPOSALS TO CHANGE SOUTHERN SERVICES ON THE WEST COASTWAY FROM 2024

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

Members **AGREED** to submit comments in **SUPPORT** of any proposals that would improve reliability for train customers but reserved the right to submit further comments when Govia Thameslink Railway consult more widely with the public on proposals to change Southern services on the West Coastway from 2024.

52. CORRESPONDENCE

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

Additional correspondence included: -

- 52.1** Response from Nick Gibb MP, in response to the Town Council's letter sent in relation to proposals to close train ticket offices (Min. 37 refers). Mr. Gibb has written to the Minister for Rail and HS2 about this matter and, as soon as a reply is received from Huw Merriman MP, he will let us know.

The Meeting closed at 5.12pm

**PLANNING APPLICATIONS CONSIDERED AT THE MEETING OF THE
PLANNING AND LICENSING COMMITTEE HELD ON 8th AUGUST 2023
(AS ADVERTISED BY ARUN DISTRICT COUNCIL ON LISTS DATED 14th, 21st AND 28th JULY 2023)**

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

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| <p><u>BR/147/23/T</u> Kyoto Court Bognor Regis PO21 2UL</p> | <p>Various works to various trees</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/148/23/HH</u> 129 Chichester Road Bognor Regis PO21 5AE</p> | <p>Demolition of conservatory and erection of single storey rear extension and alterations</p> | <p>NO OBJECTION</p> |
| <p><u>BR/132/23/L</u> Charlotte House 71 Upper Bognor Road Bognor Regis PO21 1HR</p> | <p>Listed building consent for amendments to design approved for two storey extension to existing building to form office and warden accommodation under BR/252/21/PL</p> | <p>NO OBJECTION</p> |
| <p><u>BR/155/23/PL</u> 60 High Street Bognor Regis PO21 1FB</p> | <p>Removal of existing external signage and ATM and infill with materials to match the existing elevation. This application is in CIL Zone 4 (zero rated) as other development</p> | <p>NO OBJECTION Members would be interested to know why the night safe is being retained?</p> |
| <p><u>BR/161/23/PL</u> Butlin's Upper Bognor Road Bognor Regis PO21 1JJ</p> | <p>Retention of Studio 36 building on a permanent basis (including internal alterations to improve insulation), retention of 17 No car parking spaces and all associated works. This application is in CIL Zone 4 (Zero Rated) as other development</p> | <p>NO OBJECTION</p> |

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| <p><u>BR/158/23/PL</u> <u>140 Aldwick Road</u> Bognor Regis PO21 2PA</p> | <p>Demolition of an existing building (2 flats) and garage and erection of a part three/ part four storey building to provide 8 no. two-bedroom flats, with associated amenity areas, access and car parking. This application is in CIL Zone 4 (zero rated) as flats</p> | <p>OBJECTION The proposal is considered to be overdevelopment of the site, detracting from the pattern of development in the area. Furthermore, the proposal would result in an unacceptable and detrimental impact on the amenities of the future occupiers through insufficient provision of private/shared residential amenity space area. Members feel that at least one parking space per flat, plus an additional 2 spaces for visitors, should be provided in the proposals. The development would result in the generation of excessive parking demands which would harm nearby public amenity. Having regard to the proximity and relationship of the building to neighbouring residential properties, particularly to the rear of the site, the proposal creates unacceptable living conditions to users and occupiers of nearby property and land as a result of loss of sunlight and privacy; contrary to Policies D DM1, H SP4, QE SP1 and T SP1 of the Arun Local Plan.</p> |
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