



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 30th JANUARY 2024

PRESENT:

Cllr. Mrs. J. Warr (Chair), Cllrs: J. Barrett, S. Goodheart, Miss. C. Needs, P. Ralph, B. Waterhouse and P. Woodall

IN ATTENDANCE:

Mrs. J. Davis (Assistant Clerk)
Mr. S. Hill (WSCC Parish & Community Engagement Co-ordinator) (part of meeting)
Miss. L. Stanton (WSCC Business Administration Apprentice) (part of meeting)
1 Member seated in the public gallery (part of meeting)

The Meeting opened at 4.00pm

142. WELCOME BY CHAIR

The Chair 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.

143. APOLOGIES FOR ABSENCE AND THEIR APPROVAL, SUBJECT TO MEETING THE AGREED CRITERIA

Apologies for absence were received from Cllr. Mrs. Yeates with the Clerk recommending that the reason given was acceptable. This absence was **APPROVED** by Members.

144. DECLARATIONS OF INTEREST

The Chair 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 Chair 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

145. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 9th JANUARY 2024

The Committee **RESOLVED** to **AGREE** and approve the Minutes of the meeting held on 9th January 2024 as an accurate record of the proceedings and the Chair signed them.

146. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

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

147. TO WELCOME STEVE HILL, WSCC PARISH & COMMUNITY ENGAGEMENT CO-ORDINATOR, TO DISCUSS ANY HIGHWAYS ISSUES

The Chair welcomed Steve Hill to the meeting and invited him to address the Committee.

Steve advised that he is carrying out a review of the service and communication with Parish Councils and had arranged a schedule of meetings with a range of parishes in the Arun District to discuss information and communication with the Highways Department. He would like to gain an understanding of each parish's experiences when dealing with Highways matters and listen to suggestions as to where improvements could be made.

Discussions included: - concerns about excessive parking demands being generated from planning applications to which Highways often have no objection; the need for traffic calming measures at locations such as Longford Road; the safety of the pedestrianised area in High Street, at the crossing point from the Arcade to the London Road precinct, particularly in relation to the number of buses using the area; lack of road signs being cleaned; poor verge maintenance.

When asked by Steve how the Town Council would get these suggestions through to the County Council, Members referred to the now defunct JWAAC Highways & Transport Sub-Group, led by WSCC and involving ADC and other parishes in the district, which was regarded by some Members as having worked well. Steve stated that he would speak with colleagues about any possibility to have this forum reinstated.

The final issue raised by a Member was in relation to any update regarding the 'Bognor Regis Esplanade Public Realm Improvement' scheme, which is part of the WSCC/ADC Arun Growth Deal. This was not something that Steve Hill had any information about, however, the Clerk advised that an update had been shared by representatives from WSCC, at a Bognor Regis Regeneration Board meeting the previous week, concerning the scheme. It was **AGREED** that the Clerk would contact Nick Burrell (WSCC Strategic Programme Manager, Growth & OPE) and invite him to provide an update to Members of the Town Council at a future meeting.

The Chair thanked Steve Hill, and his colleague, for their attendance.

148. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 5th, 12th and 19th JANUARY 2024

148.1 The Committee noted that in anticipation of her absence from the meeting, Cllr. Mrs. Yeates had submitted comments to the Committee in response to planning application BN/11/22/OUT.

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

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

149. 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.

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

There were none.

151. TO RECEIVE DETAILS IN RELATION TO ADC'S GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT (G&T DPD) PUBLIC CONSULTATION, AND TO AGREE ANY COMMENTS TO BE SUBMITTED IN RESPONSE

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

Having considered the consultation documents, and in understanding that at the 'publication' stage, representations can only be made on legal and soundness matters, Members **AGREED** to submit **NO COMMENT** to ADC.

152. CORRESPONDENCE

There was no correspondence.

The Meeting closed at 5.00pm

**PLANNING APPLICATIONS CONSIDERED AT THE MEETING OF THE
PLANNING AND LICENSING COMMITTEE HELD ON 30th JANUARY 2024
(AS ADVERTISED BY ARUN DISTRICT COUNCIL ON LISTS DATED 5th, 12th AND 19th JANUARY 2024)**

Please Note: there were no planning applications for Bognor Regis on List dated 19th January 2024.

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

<p>BR/267/23/HH 17 Southdown Road Bognor Regis PO21 2JR</p>	<p>Retention of out building to use as an art studio.</p>	<p>NO OBJECTION</p>
<p>BR/276/23/HH 82 Victoria Drive Bognor Regis PO21 2TA</p>	<p>Retrospective consent for nonpermeable herringbone block paving over 5m², installation of new linear channel drainage to front boundary with highway edge with storm water discharge directed to new soakaway with crates in front garden.</p>	<p>NO OBJECTION</p>
<p>BR/279/23/T 1A Queens Square Bognor Regis PO21 1SA</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>BR/280/23/HH Courtney Lodge Sylvan Way Bognor Regis PO21 2RS</p>	<p>Renewal of unimplemented planning permission (BR/4/21/HH) for a rear/side single storey extension.</p>	<p>NO OBJECTION</p>
<p>BR/281/23/PL 39A London Road Bognor Regis PO21 1PQ</p>	<p>Replacement glazing.</p>	<p>NO OBJECTION</p>

<p><u>BR/270/23/HH</u> <u>44 Hampshire Avenue</u> Bognor Regis PO21 5JJ</p>	<p>Single storey rear extension and installation of front porch, following the demolition of existing rear extension.</p>	<p>NO OBJECTION</p>
<p><u>BN/11/22/OUT</u> <u>Barnham, Eastergate,</u> <u>Westergate</u> BEW Parcel SC1 Barnham</p>	<p>Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.</p>	<p>OBJECTION Members entirely agree with the comments submitted by Barnham and Eastergate Parish Council that this proposal should not be considered until the completion of the mini-Masterplan and the A29 realignment. The condition suggested by National Highways, that there should be no occupation of the development until the improvement scheme for the A27/A259 is complete and open to traffic, was noted. Without these improvements to the infrastructure having been completed, we consider that a development of this scale would increase traffic movements to such a degree that it would have an unacceptable impact on the A27 Trunk Road which is in conflict with paragraph 111 of the NPPF (July 2018) as a result.</p> <p>Members are also aware of comments made by Southern Water in relation to another planning application in the locality, whereby they strongly advise against development in the area as they consider the drainage of sewage to be presently overburdened.</p>

BN/11/22/OUT (continued)
Barnham, Eastergate,
Westergate
BEW Parcel SC1
Barnham

The comments made by Network Rail, who object to the application because of the potential harmful impact that the proposal would have on the nearby level crossing with a likely increase in usage and, therefore, an increase in risk to users, are concerning.

However, one of the greatest material planning grounds for the Town Council objecting to planning application BN/11/22/OUT, is the substantial risk of flooding that a development of this scale would pose in an area that has been under water for the last few months, with homes and businesses flooded, and arterial roads into Bognor Regis being significantly impacted. It has not gone unnoticed that the Environment Agency continue to object to this planning application until a revised FRA, with modelling outputs to compare the pre- and post-development flood levels, has been submitted. They have stated that they have not seen enough evidence to justify how the designs will avoid an increase in flood risk. The proposed location for this development is in Flood Zone 3 and regarded as having a high probability of flooding from rivers and sea, let alone heavy and persistent rainfall.

<p><i>BN/11/22/OUT (continued)</i> <i>Barnham, Eastergate,</i> <i>Westergate</i> <i>BEW Parcel SC1</i> <i>Barnham</i></p>		<p>ALP Policy W DM2 demands that development in areas at risk from flooding must satisfy all criteria, including a FRA demonstrating that the development will be safe, without increasing flood risk elsewhere and reduce flood risk overall, and for this reason, and others stated, planning should not be permitted.</p> <p>We reserve the right to make further comment.</p>
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