



# 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](mailto:bognortc@bognorregis.gov.uk)

## **MINUTES OF THE EXTRAORDINARY NEIGHBOURHOOD PLAN COMMITTEE MEETING**

**HELD ON WEDNESDAY 22<sup>nd</sup> JULY 2015**

**PRESENT:** Cllrs. Mrs. S. Daniells (Chairman), P. Dillon, Mrs. J. Warr and P. Wells

**IN ATTENDANCE:** Ms. L. Beth (Planning Aid Officer Locality)  
Mrs. S. Green (Project & Street Scene Support Officer)  
Mrs. H. Knight (Civic & Support Services Manager)

*The meeting opened at 4.00 pm*

### **13. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE**

Apologies had been received from Cllr. T. Gardiner.

### **14. 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 declare an interest by stating:-

- a) The item they have an interest in
- b) Whether it is an Ordinary interest and the nature of the interest
- c) Whether it is also a Disclosable Pecuniary interest

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, not already recorded on their Register of Interests Form, within 28 days.

The Committee noted that there were no Declarations of Interest made at this point in the Meeting.

### **15. CLARIFICATION OF POLICY 8F OF THE NEIGHBOURHOOD SUBMISSION PLAN INCLUDING DECISION ON WAY FORWARD FOLLOWING ADVICE FROM THE PLANNING AID OFFICER**

The Planning Aid Officer had produced a report that explained the process of the alterations made to policy 8f prior to the submission of the Neighbourhood Plan. The insertion of line i) had come about following the responses and recommendations from Arun District Council.

Pressure to change the policy came during protracted discussion around the screening opinion and it was unjustifiably felt that the plan could only be screened if the site policies indicated the split of different types of development. This was resisted however, in the interests of moving the plan to a point where the Local Planning Authority would screen the plan a revised text was offered effected by the original justification of the policy which is copied below:

“The delivery of this Key Priority Site is pivotal to achieving the vision of the Neighbourhood Plan and has the potential to contribute to all 10 objectives of this plan including contribution to strategic housing delivery targets”

It was **NOTED** that the revised policy still prioritises leisure, culture and entertainment development. It supports the retention of the theatre and an active ground floor frontage – which does not include residential development. The Regis site has been assessed in the SHLAA (strategic housing land availability assessment) as having residential potential on part of the site. As the Neighbourhood Plan left site allocations to ADC, the policy would not have been able to resist proposals that included some residential. It was recognised that the Local Plan is having difficulties at the examination stage and further housing allocations are likely to need to be made. In these circumstances it is extremely unlikely that ADC would be able to support a development proposal on the Regis Site that had no residential development included. Whilst it was preferred that no mention of residential development of the site be made in this regard Members were mindful that the Plan was already doing this at the first consultation through the justification.

Members discussed the policy further and acknowledged that policy 8f section i) is only a small part of the Neighbourhood Plan which has already shown its merit as an important useful document in the challenging of submitted planning applications. It was **AGREED** that the Neighbourhood Plan would proceed.

*The Meeting closed at 5.10pm*