



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE EXTRAORDINARY PLANNING AND LICENSING COMMITTEE MEETING HELD ON WEDNESDAY 6th MAY 2026

PRESENT: Cllr. Mrs. J. Warr (Chair); Cllrs: J. Barrett, D. Dawes,
P. Ralph and M. White

IN ATTENDANCE: Mr. M. Hirst (Deputy Clerk)

The Meeting opened at 11.00am

207. 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.

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

Apologies for absence were received from Cllrs. S. Goodheart, Miss. C. Needs and Mrs. G. Yeates, with the Clerk recommending that the reasons given were acceptable. These absences were unanimously **APPROVED** by Members.

209. 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.

Cllrs. Mrs. J. Warr stated that as a Member of Arun District Council, they would be voting on the matters before them having regard to only such information as placed before the Town Council. Should they come to consider any matters again at Arun District Council, and further information may be available, they will consider the information available at that time and may come to a different decision

210. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

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

211. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 7A) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING FURTHER INFORMATION BECOMING AVAILABLE, IN RELATION TO PLANNING APPLICATION BR/19/26/PL (UNIT 18A DURBAN ROAD, BOGNOR REGIS, PO22 9QT - SCAFFOLDING ROOF. THIS APPLICATION IS IN CIL ZONE 4 (ZERO RATED) AS OTHER DEVELOPMENT)

Members unanimously **RESOLVED** to suspend Standing Orders to enable them to revisit their previous decision in relation to Planning Application BR/19/26/PL.

Members **RESOLVED** to further consider their previous decision, and Standing Orders were therefore reinstated.

212. TO RECEIVE AN UPDATE IN RELATION TO PLANNING APPLICATION BR/19/26/PL (UNIT 18A DURBAN ROAD, BOGNOR REGIS, PO22 9QT - SCAFFOLDING ROOF. THIS APPLICATION IS IN CIL ZONE 4 (ZERO RATED) AS OTHER DEVELOPMENT)

212.1 The Committee noted that since considering this application at the meeting on 28th April (Min. 202 refers), that there were no further views from other Town Councillors to report and that no further representations

had been received from members of the public, or neighbouring parishes, in respect of this application.

212.2 The Deputy Clerk provided further clarification on the planning application, having received correspondence from ADC Planning Officers.

212.3 The Committee, having re-considered the application, **RESOLVED** that its representation be forwarded to ADC (Appended to these Minutes as **Appendix 1**).

213. TO CONSIDER PLANNING APPLICATION BR/51/26/PIP (LONGBROOK PAVILLION, HOOK LANE, BOGNOR REGIS, PO22 8AT - APPLICATION FOR PERMISSION IN PRINCIPLE FOR A MAXIMUM NET GAIN OF 8 NO. DWELLINGS)

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

213.2 The Committee noted that no representations had been received from members of the public, or neighbouring parishes, in respect of this application.

213.3 The Committee, having considered the application, **RESOLVED** that its representation be forwarded to ADC (Appended to these Minutes as **Appendix 1**).

The Meeting closed at 11.39am

**PLANNING APPLICATIONS CONSIDERED AT THE EXTRAORDINARY MEETING OF THE
PLANNING AND LICENSING COMMITTEE HELD ON 6th MAY 2026**

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

<p><u>BR/19/26/PL</u> <u>Unit 18a Durban Road</u> Bognor Regis PO22 9QT</p>	<p>Scaffolding roof. This application is in CIL Zone 4 (Zero Rated) as other development.</p>	<p>OBJECTION</p> <p>Members object to this application for the following reasons:</p> <p>Members consider that the proposed structure, by virtue of its design, appearance, materials and overall form, would result in an unsympathetic and visually intrusive addition to the building and surrounding street scene. The proposal relies upon scaffolding-style construction and associated materials which are ordinarily temporary in nature and appearance, and Members do not consider such materials appropriate as a permanent feature within the built environment.</p> <p>Members further considered that the utilitarian and industrial appearance of the structure would appear incongruous within the surrounding area and would fail to positively contribute to the character and appearance of the street scene. The proposal is</p>
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BR/19/26/PL (continued)
Unit 18a Durban Road
Bognor Regis
PO22 9QT

therefore considered to represent poor design and would set an undesirable visual precedent should similar forms of development be accepted elsewhere.

In addition, Members expressed concern regarding the long-term structural suitability and safety of a permanently retained scaffolding-based structure, particularly given the apparent intention for materials and construction methods generally associated with temporary works to remain in situ indefinitely. Members consider that insufficient information has been provided to adequately demonstrate the long-term structural robustness, durability and safety of the proposal.

Accordingly, Members consider the proposal to be contrary to the design and amenity objectives of the National Planning Policy Framework, including the requirement for development to be visually attractive, sympathetic to local character, and maintain a high standard of amenity and design.

<p><u>BR/51/26/PIP</u> <u>Longbrook Pavillion</u> Hook Lane Bognor Regis PO22 8AT</p>	<p>Application for Permission in Principle for a maximum net gain of 8 No. dwellings</p>	<p>OBJECTION</p> <p>Members object to this application for the following reasons:</p> <p>Members object to the proposed development on the grounds that it represents an overdevelopment of the site, resulting in a cramped and incongruous form of development which would be out of keeping with the prevailing character and pattern of surrounding properties. Members consider that the proposal would fail to provide sufficient spacing, openness and appropriate separation distances within the site, leading to a poor standard of layout and an overly intensive form of development. The proposal is therefore considered contrary to the principles of good design contained within Sections 12 and 14 of the National Planning Policy Framework, together with Policies D SP1 and D DM1 of the Arun Local Plan.</p> <p>Members also raise concerns regarding flood risk and surface water drainage. Given the scale and density of the proposed development, together with the likely increase in hard surfacing across the site, Members are not satisfied that sufficient information has been provided to demonstrate</p>
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<p><i>BR/51/26/PIP (continued)</i> <i>Longbrook Pavillion</i> <i>Hook Lane</i> <i>Bognor Regis</i> <i>PO22 8AT</i></p>		<p>that the proposal would not exacerbate surface water runoff or localised flooding issues within the surrounding area. Members therefore consider that the proposal fails to adequately demonstrate that flood risk can be appropriately managed, contrary to the requirements of the National Planning Policy Framework and Policy W DM3 of the Arun Local Plan.</p>
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