



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 2nd APRIL 2019

PRESENT: Cllr. Mrs. J. Warr (Chairman), Cllrs: Mrs. S. Daniells,
S. Goodheart (until Min. 232) and P. Woodall

IN ATTENDANCE: Mrs. J. Davis (Civic & Office Manager)
25 members of the public (part of meeting)
1 member of the press (part of meeting)

The Meeting opened at 6.34pm

225. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE

The Chairman welcomed those present and went through the evacuation procedure in the event of a fire. The Civic & Office Manager gave apologies for Cllr. Cosgrove who was unwell, Cllr. Dillon who had a prior engagement, and Cllr. Stanley who was working.

In the absence of the Vice-Chairman Cllr. Dillon, Members **AGREED** that Cllr. Woodall would act as Vice-Chairman for the meeting.

The following statement was then read:

"Members are invited to note that no apologies have been received from Cllr. Enticott. At the Full Council Meeting held on 11th March 2019, having received recommendations from an Assessment Panel Hearing into complaints made against Cllr. Enticott, Members resolved to suspend Cllr. Enticott from all Committees and Sub-Committees of the Council for the remainder of the term of this Administration. This will be reviewed again at the Annual Town Council Meeting."

226. 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 make their declaration by stating:

- a) the item they have the Interest in
- b) whether it is a Disclosable Pecuniary or Ordinary Interest
- c) the nature of the Interest

- d) if it is an Ordinary Interest whether they intend to leave the room for the discussion and vote
- e) if it is a Disclosable Pecuniary Interest, and therefore must leave the room 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.

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 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.

Cllr. Mrs. Daniells stated that, as a Member of Arun District Council, she will be voting on the matters before her having regard only to such information as placed before the Town Council. If she should come to consider any matters again at the District Council, and further information may be available, she will consider the information available at that time and may come to a different decision

227. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 12th MARCH 2019

The Committee **RESOLVED** to agree and approve the Minutes of the Meeting held on 12th March 2019 as an accurate record of the proceedings and the Chairman signed them.

228. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

Meeting adjourned at 6.39pm

Numerous members of the public spoke about Planning Application BR/49/19/OUT (26 Burnham Avenue, Bognor Regis) and their objections to it. These included: - the complete lack of parking provision in the plans which would only exacerbate the parking problems that already exist in, and around, Burnham Avenue such as access and highway safety; loss of ecological habitat with residents of Burnham Avenue having seen Bats,

Smooth Snakes, Slow-worms, Hedgehogs, Goldfinches and Redwings, for example; serious drainage issues being ignored and eyewitness accounts given of standing water often seen in Burnham Avenue and of drains being inaccessible for clearing due to parked vehicles obstructing access; concerns from a next-door neighbour whose children's bedrooms would be in the direct line of sight of some of the proposed flats, and balconies overlooking the next-door neighbours garden causing loss of privacy and having a negative impact on wellbeing; the proposed style of the development is not considered in keeping with the character and appearance of neighbouring properties and would ruin the ambience of Burnham Avenue; claims that an Anderson Air Raid Shelter is located in the rear garden of 26 Burnham Avenue; complaints that the Planning Authority had, so far, failed to publicise the planning application by means of a site notice on or near the application site.

Meeting reconvened at 6.55pm

229. CLERK'S REPORT FROM PREVIOUS MINUTES

There was nothing to report.

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

There were no Premises Licence applications to consider.

231. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 8th, 15th AND 22nd MARCH 2019

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

231.2 The Committee noted that multiple representations had been received from the public regarding Planning Application BR/49/19/OUT. There had been no representations received from neighbouring parishes, in respect of these applications.

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

Cllr. Goodheart gave his apologies and left the Meeting

232. 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 8th, 15th AND 22nd MARCH 2019

There were no significant Planning Applications outside the Wards of Bognor Regis to consider.

233. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 16.1) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING NOTIFICATION OF CHANGES TO PLANNING APPLICATION BR/270/18/PL (MIN. 134.3 OF 20th NOVEMBER 2018 REFERS)

Members **RESOLVED** to suspend Standing Orders.

After due consideration, Members **AGREED** that the previous decision taken at the meeting held 20th November 2018 should not be reconsidered and therefore Standing Orders were reinstated.

234. TO RECEIVE DETAILS OF A CHANGE TO PLANNING APPLICATION BR/270/18/PL: PART CONVERSION AND EXTENSION OF EXISTING BUILDING TO PROVIDE 6 NO. ADDITIONAL STOREYS OVER EXISTING ROOFTOP TO PROVIDE UP TO 104 NO. STUDENT RESIDENTIAL UNITS WITH ACCESS FROM BEDFORD STREET, ASSOCIATED SERVICING & ANCILLARY ACCOMMODATION, ENTRANCE AND NEW INTERNAL STAIRS TO EXISTING BUILDING TO PROVIDE ACCESS FROM BEDFORD STREET. THIS APPLICATION MAY AFFECT THE SETTING OF LISTED BUILDINGS AND THE CHARACTER AND APPEARANCE OF NEARBY CONSERVATION AREAS - 18-20 LONDON ROAD, BOGNOR REGIS, PO21 1PY (MIN. 134.3 OF 20th NOVEMBER 2018 REFERS), AND TO CONSIDER EITHER RESCINDING THE PREVIOUS DECISION OR MAKING FURTHER COMMENT

In light of the decision taken under the previous item, the meeting moved to the next agenda item without further discussion.

235. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 16.1) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING A PRE-MEETING BRIEFING WITH THE APPLICANT REGARDING PLANNING APPLICATION BR/311/18/PL (MIN. 156.3 OF 18th DECEMBER 2018 REFERS)

Members **RESOLVED** to suspend Standing Orders.

After due consideration, Members **AGREED** that the previous decision taken at the meeting held 18th December 2018 should not be reconsidered and therefore Standing Orders were reinstated.

- 236. TO FURTHER CONSIDER PLANNING APPLICATION BR/311/18/PL: ERECTION OF 176- BEDROOM STUDENT ACCOMMODATION BUILDING WITH ASSOCIATED HARD AND SOFT LANDSCAPING. THIS APPLICATION MAY AFFECT THE SETTING OF LISTED BUILDINGS, MAY AFFECT THE CHARACTER AND APPEARANCE OF THE UPPER BOGNOR ROAD, MEAD LANE CONSERVATION AREA AND IS A DEPARTURE FROM THE DEVELOPMENT PLAN - LAND TO THE EAST OF UNIVERSITY OF CHICHESTER, UPPER BOGNOR ROAD, BOGNOR REGIS, PO21 1HR (MIN. 156.3 OF 18th DECEMBER 2018 REFERS), AND TO CONSIDER EITHER RESCINDING THE PREVIOUS DECISION OR MAKING FURTHER COMMENT**

In light of the decision taken under the previous item, the meeting moved to the next agenda item without further discussion.

- 237. NOTIFICATION OF ANY APPLICATIONS TO BE CONSIDERED AT THE NEXT ADC DEVELOPMENT CONTROL COMMITTEE MEETING**

ADC Development Control Meeting - 10th April 2019.

BR/273/18/PL - Change of use from Hotel (C1 Hotels) to 4 No. Flats (C3 Dwelling House) including enlarged dormer & additional door on SE elevation

The Gables Hotel, 28 Crescent Road, Bognor Regis, PO21 1QG

It was noted that the Committee had raised an **OBJECTION** at their meeting on 18th December 2018. Members **RESOLVED** that Cllr. Mrs. Daniells would make representation at the ADC Development Control Committee meeting, to be held 10th April 2019, and asked the Civic & Office Manager to register Cllr. Mrs. Daniells to speak.

- 238. TO RECEIVE ADC'S PROPOSED LOCAL VALIDATION REQUIREMENTS LIST, FOLLOWING A REVIEW, AND TO CONSIDER COMMENTING BY 22nd APRIL 2019**

The Civic & Office Manager's report was noted.

Members discussed the proposed changes, following a review of the Local Validation Requirements List, and commented that the suggested alterations were positive and would be of benefit to both applicants and planning consultees. Members **AGREED** that these comments would be submitted to Arun District Council.

- 239. TO CONSIDER COMMENTING ON WSCC'S A29 REALIGNMENT SCHEME PUBLIC CONSULTATION BY 26th APRIL 2019**

Having considered the information regarding the A29 Realignment Scheme, provided in the A4 booklet published by West Sussex County Council, Members found that it was difficult to provide a collective

response and **AGREED** that the Committee would not submit comments in response to the public consultation as these could be done individually.

240. TO RECEIVE ADC'S COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE AND TO CONSIDER COMMENTING BY 2nd MAY 2019

The Civic & Office Manager's report, and the Community Infrastructure Levy (CIL) Draft Charging Schedule, published by Arun District Council, were **NOTED** by Members.

Following a brief discussion about the Draft Charging Schedule, Members **AGREED** to submit no comments in response to Arun District Council.

241. CORRESPONDENCE

The Committee noted receipt of correspondence previously circulated and the following was brought to Members attention:

Additional correspondence included: -

- 241.1** WSCC - Latest Planned Roadworks report 27th March - 26th April 2019. Circulated to Committee and shared on social media
- 241.2** Housing, Communities and Local Government Committee (HCLG) - Press Release: HCLG Committee take evidence from finance industry and housing strategy bodies in modern Methods of Construction inquiry
- 241.3** WSCC - Public Notice: Temporary Traffic Regulation - the use of (and parking on) William Street, Bognor Regis from junction with London Road to junction with Glamis Street is temporarily prohibited from 18/04/19 at 08:00 until 18/04/19 at 18:00

The Meeting closed at 7.54pm

APPENDIX 1
PLANNING AND LICENSING COMMITTEE MEETING HELD ON 2nd APRIL 2019
REPRESENTATIONS ON LISTS DATED 8th, 15th AND 22nd MARCH 2019

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

BR/43/19/PL 5 Richmond Avenue Bognor Regis PO21 2YE	1 No. 1 bed flat over 3 bay carport (resubmission following BR/202/16/PL)	NO OBJECTION
BR/64/19/HH 29 Madeira Avenue Bognor Regis PO22 8DF	Remove conservatory unit and build up existing wall to create extension to existing bungalow	NO OBJECTION
BR/69/19/HH 14 Madeira Avenue Bognor Regis PO22 8BY	The demolition of a conservatory and the construction of a single storey infill rear extension with a tiled pitch roof	NO OBJECTION
BR/72/19/PL 63 Queensway Bognor Regis PO21 1QL	Change of use from photography shop (A1 Shops) to podiatry clinic (D1 Non- residential Institutions)	NO OBJECTION
BR/49/19/OUT 26 Burnham Avenue Bognor Regis PO21 2JU	Outline application with all matters reserved for 22 No. new dwellings consisting of 2 No. 1 bed dwellings, 18 No. 2 bed dwellings & 2 No. 3 bed dwellings	OBJECTION Members unanimously AGREED to OBJECT to Planning Application BR/49/19/OUT on the following grounds: - Members felt that the application does not comply with Arun Local Plan 2011-2031 Policy ENV DM5 and puts the protection of existing habitats on site at risk, which also goes against the principles set out in Para 175 of the NPPF (March 2012) (updated

BR/49/19/OUT
 26 Burnham Avenue
 Bognor Regis
 PO21 2JU

February 2019). Residents living around the site claim that protected species, such as Bats, Slow Worms, Smooth Snakes and Birds, are in evidence. It is recommended that a detailed presence/absence survey of the subject species be carried out, with consideration given of any impacts that will affect the species directly or indirectly as a result of the proposals.

Policy D SP1 of the Arun Local Plan 2011-2031 stipulates that the design should reflect the characteristics of the site and local area. Members were of the opinion that these proposals do not meet this criteria and show a lack of sensitive understanding of the site/context and does not respond to locally distinctive patterns of development. The scale of the proposed development detracts from the local and wider area's character and is not within the general confines of the overall character. The proposed dwellings would, by virtue of its layout, siting and size, result in an overdevelopment of the site and have an overbearing impact on the neighbouring properties.

The proposal of 22 dwellings identifies this application as a major development and with no parking provision, Members are concerned that it will have a significant impact on the road network. The plans fail to demonstrate that this development will

<p>BR/49/19/OUT 26 Burnham Avenue Bognor Regis PO21 2JU</p>		<p>not impact on existing capacity of public highways to accommodate parking and is, therefore, contrary to Policy 8b of the Bognor Regis Neighbourhood Development Plan 2015-2030. Furthermore, the Drainage & Coastal Engineer's report states that the "plans provided leave little space for surface water drainage features", and Members were mindful that this will only exacerbate the flooding issues already in existence on Burnham Avenue.</p>
<p>BR/46/19/PL Chandos Elm Grove Bognor Regis PO21 2SW</p>	<p>Demolition of outbuildings & extension & construction of 1 No. 2-bed dwelling & associated works</p>	<p>NO OBJECTION</p>
<p>BR/70/19/PL The Maples 45 Victoria Drive Bognor Regis PO21 2TQ</p>	<p>Replacement of timber fascia's & soffits in PVCu, & replacement of rainwater goods in new PVCu</p>	<p>NO OBJECTION</p>