



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON TUESDAY 7th JANUARY 2020

PRESENT: Cllr. S. Goodheart (Chairman), Cllrs: J. Barrett, Mrs. S. Daniells, J. Erskine, Ms. A. Sharples, W. Smith and Mrs. J. Warr

IN ATTENDANCE: Mrs. J. Davis (Civic & Office Manager)

The Meeting opened at 6.31pm

169. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE

The Chairman welcomed those present and went through the evacuation procedure in the event of a fire. There were no apologies for absence.

170. 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.

There were no declarations of Interest

171. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 17th DECEMBER 2019

The Committee **RESOLVED** to **AGREE** and approve the Minutes of the Meeting held on 17th December 2019 as an accurate record of the proceedings and the Chairman signed them.

172. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

There were no members of the public present at the meeting.

173. CLERK'S REPORT FROM PREVIOUS MINUTES

There was nothing to report.

174. TO CONSIDER PLANNING APPLICATIONS ON LIST DATED 20th DECEMBER 2019

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

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

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

175. TO CONSIDER COMMENTING ON ANY SIGNIFICANT PLANNING APPLICATIONS OUTSIDE THE WARDS OF BOGNOR REGIS, THAT MAY IMPACT ON THE INFRASTRUCTURE OF BOGNOR REGIS ON LIST DATED 20th DECEMBER 2019

BE/126/19/PL - Land at Phase 1A, Oldlands Farm, Shripney Road, Bognor Regis - Erection of a 1,410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping and other associated works

Members considered planning application BE/126/19/PL and **RESOLVED** to submit **NO OBJECTION**. However, there are concerns for public safety in accessing the site. Therefore, Members request that as part of the proposal either a cycle/pedestrian path is provided from the site running alongside the southbound carriageway or that a suitable pedestrian crossing for cyclists/pedestrians is installed allowing safe passage from the site across both dual-carriageways to the footpath on the northbound side.

176. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 16.1) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING CORRESPONDENCE RECEIVED FROM A SENIOR PLANNING OFFICER AT ARUN DISTRICT COUNCIL, REGARDING PLANNING APPLICATION BR/227/19/PL - 3 SOUTHDOWN ROAD, BOGNOR REGIS (MIN. 93.3 OF 17th SEPTEMBER 2019 REFERS)

The Committee **RESOLVED** to Suspend Standing Orders (S.O. 16.1 refers) to consider revisiting the previous decision, or making further comment, following correspondence received from a Senior Planning Officer at Arun District Council, regarding planning application BR/227/19/PL - 3 Southdown Road, Bognor Regis (Min. 93.3 of 17th September 2019 refers).

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

177. TO RECEIVE CORRESPONDENCE FROM A SENIOR PLANNING OFFICER AT ARUN DISTRICT COUNCIL, REGARDING PLANNING APPLICATION BR/227/19/PL - 3 SOUTHDOWN ROAD, BOGNOR REGIS (MIN. 93.3 OF 17th SEPTEMBER 2019 REFERS)

Members had resolved to object to planning application BR/227/19/PL at the meeting held 17th September, having taken into account the comments of Arun District Council's Tree Officer, and felt that the measures to protect the trees within the proposal should remain in place (Min. 93.3 refers).

Email correspondence in relation to BR/227/19/PL was received by the Civic & Office Manager, dated 18th December 2019, from a Senior Planning Officer at Arun District Council (ADC). An extract from the email reads as follows: -

"Whilst we agree it is extremely unfortunate that the proper tree protection process was not followed during development, from a planning point of view, given it is now 'after the fact', there is no practical purpose for us to retain this condition and it would no longer meet the tests of the NPPF being 'necessary' and 'reasonable'."

"As such, having discussed with Managers, we are minded to recommend approval of the current application. Given the current objection from the Town Council this would therefore need to go to the Planning Committee. In view of this, I wanted to write to you, to see if you will reconsider your position based on the above information?"

Members discussed the report submitted by ADC's Tree Officer, in relation to a previous planning application pertaining to 3 Southdown Road, Bognor Regis (BR/193/19/DOC – retrospective approval of details reserved by condition imposed under APP/C3810/W/16/31553767 (BR/153/17/RES) relating to Condition No 5 – trees/bushes/hedges to be retained). Comments within the report included the findings from two site visits by the Tree Officer, whilst investigating an alleged breach of Condition No 5, that it was evident that there had been little regard for implementation of the required ground/tree protection measures and it was too late for any visiting Officer to be confident that no significant damage had occurred to the ongoing health and vitality of retained trees both on and off-site. In conclusion, the Tree Officer stated in the report dated 4th July 2019 that they were unable to recommend that Condition No 5 be signed off and did not envisage ever being able to do so.

Members **RESOLVED** to continue to **OBJECT** to planning application BR/227/19/PL and instructed the Civic & Office Manager to write to Arun District Council asking what action would be taken in relation to the alleged breach of Condition No 5, for future reference.

178. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 16.1) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING SUBSTITUTE PLANS AND DETAILS OF COLOURS AND FINISHES SUBMITTED BY THE APPLICANT, REGARDING PLANNING APPLICATION BR/120/19/PL - THE BANDSTAND, THE PROMENADE, BOGNOR REGIS (MIN. 127 OF 29th OCTOBER 2019 REFERS)

The Committee **RESOLVED** to Suspend Standing Orders (S.O. 16.1 refers) to consider revisiting the previous decision, or making further comment, following substitute plans and details of colours and finishes submitted by the applicant, regarding planning application BR/120/19/PL - The Bandstand, The Promenade, Bognor Regis (Min. 127 of 29th October 2019 refers).

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

179. TO RECEIVE AN UPDATE REGARDING PLANNING APPLICATION BR/120/19/PL - THE BANDSTAND, THE PROMENADE, BOGNOR REGIS (MIN. 127 OF 29th OCTOBER 2019 REFERS)

Members received an update including substitute plans in relation to planning applications BR/120/19/PL. It was noted that these amendments are also in relation to the corresponding planning application BR/121/19/L for Listed Building Consent. Members noted that the agent, having regard for the Town Council's previous comments in objecting to the fitting of Perspex sheeting to the Bandstand on the grounds of design, appearance and visual impact to this iconic Listed Building in Bognor Regis, had addressed these concerns by omitting the originally proposed Perspex sheeting behind balustrading to form windbreaks.

Having now omitted the originally proposed Perspex sheeting behind balustrading to form windbreaks to which Members had objected, and being satisfied that the high-level Perspex is necessary to prevent water ingress onto the proposed new timber ceiling, Members **RESOLVED** to **AGREE** to **RESCIND** their previous decision in regard to planning applications BR/120/19/PL and BR/121/19/L.

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

ADC Development Control Meeting - 8th January 2020.

BR/306/19/HH - 28 Arun Road, Bognor Regis, PO21 5PD - Two storey side and rear extension, single storey rear extension and replacement front porch

It was noted that the Planning and Licensing Committee had raised an **OBJECTION** to Planning Application BR/306/19/HH at the meeting held on 3rd December 2019 (Min. 152.3 refers).

Members **RESOLVED** to **AGREE** that Cllr. Erskine be registered to speak at the ADC Development Control Meeting, to be held 8th January 2020, in objection of Planning Application BR/306/19/HH.

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

There were no Premises Licence applications to consider.

182. TO RECEIVE DETAILS OF THE 'STRENGTHENING POLICE POWERS TO TACKLE UNAUTHORISED ENCAMPMENTS' GOVERNMENT CONSULTATION, IN READINESS TO CONSIDER SUBMITTING ANY COMMENTS, TO THE NATIONAL ASSOCIATION OF LOCAL COUNCILS, AT THE NEXT COMMITTEE MEETING

The Civic & Office Manager's report was **NOTED**.

Members **RESOLVED** to **AGREE** that this matter be **DEFERRED** to the Planning and Licensing Committee Meeting to be held on 28th January 2020. In the meantime, Members were asked to email their individual responses to the questions within the consultation document, to the Civic & Office Manager, by no later than 5pm on Friday 24th January 2020.

183. TO CONSIDER INDIVIDUAL RESPONSES FROM MEMBERS, EMAILED TO CIVIC & OFFICE MANAGER AS REQUESTED (MIN. 167 REFERS), AND TO AGREE ANY COMMITTEE COMMENT TO BE SUBMITTED IN RESPONSE TO ARUN DISTRICT COUNCIL'S FINAL REPORT INTO GREEN INFRASTRUCTURE

The individual responses received from Members were considered and full discussion of the Green Infrastructure (GI) document followed.

Members acknowledged that the aim of the GI framework is to provide an illustrative vision for a connected, multifunctional green corridor linking Bognor Regis and the South Downs National Park through the parishes of Aldingbourne, Barnham, Bersted, Eastergate, Felpham and Yapton. It is, therefore, understood why these parishes were invited to attend a workshop in November 2018.

Given the significance that the framework has on Bognor Regis, Members felt that they would have liked to have had some input during stakeholder engagement.

Members **RESOLVED** to **AGREE** that these comments be submitted to Arun District Council, in response to the Green Infrastructure report, along with a request that the Town Council be regarded as a stakeholder and invited to fully engage as the framework develops towards completion.

184. CORRESPONDENCE

Additional correspondence included: -

- 184.1** Notification of Stakeholder Preview Session that will take place at Yapton & Ford Village Hall, Main Road, Yapton, between 9.00am and 10.00am on Thursday 16th January 2020 in relation to proposals for a residential-led mixed-use development on land at Ford Airfield.

The Meeting closed at 7.41pm

APPENDIX 1
PLANNING AND LICENSING COMMITTEE MEETING HELD ON 7th JANUARY 2020
REPRESENTATIONS ON PLANNING APPLICATIONS ON LIST DATED 20th DECEMBER 2019

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

<p>BR/343/19/A 45 High Street Bognor Regis PO21 1RU</p>	<p>Installation of 1 x non illuminated atm header</p>	<p>NO OBJECTION</p>
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