



BOGNOR REGIS TOWN COUNCIL

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MINUTES OF THE ONLINE PLANNING AND LICENSING COMMITTEE MEETING

HELD ON WEDNESDAY 6th MAY 2020

PRESENT ONLINE:

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

IN ATTENDANCE ONLINE:

Mrs. J. Davis (Civic & Office Manager)
Mrs. G. Frost (Town Clerk)
Mrs. S. Norman (Deputy Clerk)
1 Councillor: Cllr. J. Brooks
2 members of the public
1 member of the press

The Meeting opened at 2.30pm

223. CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES FOR ABSENCE

The Chairman welcomed everyone to the Online Meeting being held in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 and reminded Members that the Meeting was being recorded by Bognor Regis Town Council and may also be recorded or filmed by any member of the public.

The Chairman advised that in the event of any loss of internet coverage or power cuts, steps would be taken to recover the connection. However, if connection could not be re-established the meeting would stand adjourned at the point of loss of connection to be reconvened and continued at a publicised time in the future.

As all Members were present, there were no apologies for absence.

224. DECLARATIONS OF INTEREST

The Chairman addressed each participating Member in alphabetical order to ask if they wished to confirm any declarations of Disclosable Pecuniary and/or Ordinary Interests that they may have in relation to items on this Agenda.

Members were informed that should they be required to temporarily leave the Meeting for any Interest, they would be contacted by telephone and invited to re-join the meeting at the appropriate time.

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 temporarily leave the meeting for the discussion and vote
- e) if it is a Disclosable Pecuniary 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

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.

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. Erskine declared a Disclosable Pecuniary Interest in Agenda item 5, application BR/75/20/HH - 140 London Road as his property neighbours the property under consideration

225. TO APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 10th MARCH 2020

Members were asked if there were any objections to the Minutes of the last Committee Meeting, held on the 10th March 2020. It was noted that the Minutes had been forwarded to the Chairman and once agreed and duly signed, would be returned to the Town Clerk.

There being no objections, the Committee **APPROVED** the Minutes of the Meeting held on 10th March 2020 as an accurate record of the proceedings and the Chairman duly signed them.

226. ADJOURNMENT FOR PUBLIC QUESTION TIME AND STATEMENTS

Meeting adjourned at 2.37pm

Correspondence received from members of the public, ahead of the meeting, were read out by the Chairman as follows:

Emails from 3 residents regarding BR/86/20/PL, 41-45 Nyewood Lane (formerly Aldwick House Care Home).

The comments were duly **NOTED**.

Meeting reconvened at 2.44pm

227. TO CONSIDER PLANNING APPLICATIONS ON LISTS DATED 10th, 17th AND 24th APRIL 2020 (EXCLUDING APPLICATION BR/282/19/PL REFERRED TO UNDER AGENDA ITEMS 6 & 7)

227.1 The Committee noted that Cllr. Brooks had informed the Chairman that he had submitted a personal representation to Arun District Council in relation to application BR/86/20/PL. There were no views from other Town Councillors to report.

227.2 The Committee noted that representations had been received from members of the public in respect of planning application BR/86/20/PL. There had been no representations received from neighbouring parishes, in respect of these applications.

Cllr. Erskine, having previously made a declaration of a Disclosable Pecuniary Interest regarding application BR/75/20/HH - 140 London Road, left the Meeting whilst this application was discussed

227.3 The Committee, having considered application BR/75/20/HH - 140 London Road, **RESOLVED** that its representation be forwarded to ADC (Appended to these Minutes as part of **Appendix 1**).

Cllr. Erskine rejoined the Meeting

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

228. TO RESOLVE TO SUSPEND STANDING ORDERS (S.O. 7A) TO CONSIDER REVISITING THE PREVIOUS DECISION, OR MAKING FURTHER COMMENT, FOLLOWING RECEIPT OF AMENDED PLANS IN RESPECT OF PLANNING APPLICATION BR/282/19/PL - THE BEACH HOTEL, 2-4 WATERLOO SQUARE, BOGNOR REGIS PO21 1SU (MIN. 190.3 OF 28th JANUARY 2020 REFERS)

The Committee **RESOLVED** to Suspend Standing Orders (S.O. 7a refers) to consider revisiting the previous decision, or making further comment, following receipt of amended plans regarding planning application BR/282/19/PL - The Beach Hotel, 2-4 Waterloo Square, Bognor Regis, PO21 1SU (Min. 190.3 of 28th January 2020 refers).

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

229. TO RECEIVE REVISED AND ADDITIONAL INFORMATION REGARDING PLANNING APPLICATION BR/282/19/PL - THE BEACH HOTEL, 2-4 WATERLOO SQUARE, BOGNOR REGIS, PO21 1SU (MIN. 190.3 OF 28th JANUARY 2020 REFERS)

Members discussed the amended application and there was acknowledgement of improvements and changes to the plans to address some of the concerns that the Committee had referred to in their previous objection (Min. 190.3 of the Meeting held 28th January 2020 refers).

However, it was felt that the plans were still an over-development of the site and, following a vote, the majority decision was that the Committee's previous decision to object to the application should not be rescinded.

The Meeting closed at 3.27pm

APPENDIX 1
ONLINE PLANNING AND LICENSING COMMITTEE MEETING HELD ON 6th MAY 2020
REPRESENTATIONS ON PLANNING APPLICATIONS ON LIST DATED 10th, 17th AND 24th APRIL 2020

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

<p>BR/75/20/HH 140 London Road Bognor Regis PO21 1BD</p>	<p>Conversion of roofspace to habitable use to include a rear dormer and terrace, with front and side rooflights.</p>	<p>OBJECTION Members of the Town Council's Planning and Licensing Committee object to planning application BR/75/20/HH on the material planning grounds of overlooking and loss of privacy to neighbouring properties.</p>
<p>BR/80/20/HH Brookland Villa Shripney Road Bognor Regis PO22 9LN</p>	<p>Single storey rear extension. "This is not CIL Liable".</p>	<p>NO OBJECTION</p>
<p>BR/82/20/HH 25 Westingway Bognor Regis PO21 2XX</p>	<p>Single storey rear extension.</p>	<p>NO OBJECTION</p>
<p>BR/86/20/PL Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis PO21 2SJ</p>	<p>Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation, This application is not CIL Liable.</p>	<p>OBJECTION Members of the Town Council's Planning and Licensing Committee unanimously object to planning application BR/86/20/PL on the material planning grounds of access and highway safety, including access for emergency vehicles. Members consider that these proposals would contribute to the generation of excessive parking demands and increased traffic movements and are, therefore, in contravention of Policy H SP4 of the Arun Local Plan.</p>

		<p>Furthermore, the proposals appear to make no provision of smoking facilities leading to concerns of noise pollution, nuisance and disturbance, resulting from residents of the bedsit potentially using public open spaces in the surrounding area, and thereby not meeting the requirements as set out in Policy D DM1, in relation to impact, of the Arun Local Plan.</p> <p>Members found it difficult to justify the proposed amount of residential building and consider the proposals to be over-development of the site as a result of the layout and density of the buildings, with concern expressed about the refuse generated from this number of residential units.</p> <p>Members of the Town Council's Planning and Licensing Committee would respectfully encourage those involved with the final decision on this application to attend a site-visit with a view to gaining a personal insight into the already excessive demands on parking in the area.</p>
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BR/84/20/HH 188 Aldwick Road Bognor Regis PO21 2YQ	Two storey front extension, part two storey part single storey side extension, single storey rear extension and conversion of roofspace to habitable use.	NO OBJECTION
BR/85/20/PL Bognor Regis Football Club Nyewood Lane Bognor Regis	Replacement of the Football Club's grandstand.	NO OBJECTION