

**PLANNING APPLICATION REPORT****REF NO:** BR/227/10/**LOCATION:** Bognor Regis Campus  
Upper Bognor Road  
Bognor Regis**PROPOSAL:** The entrance road is to be widened in two locations; at the south eastern entry to the site from Upper Bognor Road, and to the south of the eastern car park. A number of trees along the access route will require trimming or removing.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | <p>This proposal seeks planning permission for the widening of the entrance road, to the south entrance of the University, which is located to the north side of Upper Bognor Road.</p> <p>It is proposed to widen the entrance road in two locations; at the south-eastern entry to the site from Upper Bognor Road, and to the south of the eastern car park. A number of trees along the access route will require trimming or removing.</p> |
| SITE AREA                   | 0.095 hectares approximately.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| RESIDENTIAL DEVELOPMENT DEN | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| TOPOGRAPHY                  | Predominately flat.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| TREES                       | As a result of these works, 2 no. Cherry Trees, 2 No. Sycamore Trees, 1 No. unknown tree are subject to felling; and 1 No. Purple Sycamore, 1 No. Rowan, 1 no. Cherry and 1 No. Sycamore are subject to surgery. No Objections were raised to these tree works, under ref: BR/224/10/TC.                                                                                                                                                        |
| BOUNDARY TREATMENT          | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| SITE CHARACTERISTICS        | A secondary access that leads from the south side of Upper Bognor road into the grounds of the Bognor Regis Campus of Chichester University.                                                                                                                                                                                                                                                                                                    |
| CHARACTER OF LOCALITY       | <p>The site is located within the Upper Bognor Road and Mead Lane Conservation Area.</p> <p>The University Campus is bordered by residential properties to the north and east sides. Hotham Park to the south west, Butlins Holiday Complex to the south east, and Felpham Way to the east side.</p>                                                                                                                                            |

**RELEVANT SITE HISTORY**

## BR/227/10/

|           |                                                                                                                                                              |                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| BR/84/01/ | Change of use from student hostels to bed & breakfast accommodation (out of term time only)                                                                  | Approve Cond<br>15-05-2001         |
| BR/98/03/ | Replace existing windows with PVCu windows in keeping with existing visual appearance.                                                                       | Refused<br>30-05-2003              |
| BR/3/10/  | 2 no. temporary cabins to provide 4 No. teaching classrooms with storage space/wc.                                                                           | Approve Cond<br>12-03-2010         |
| BR/15/10/ | Internal refurbishment of a Grade 1 listed building and construction of access lift                                                                          | Approve Cond<br>26-03-2010         |
| BR/13/10/ | Part demolition of wall & erection of Oak boarded fence & lower wall to east of Longbrook Car Park                                                           | Approve Cond<br>01-04-2010         |
| BR/58/10/ | Erection of 48 bay cycle compound.                                                                                                                           | Approve Cond<br>28-04-2010         |
| BR/86/10/ | Proposed Disabled Access Vestibules to Blocks 1 and 11, Barbra Smith Halls of Residence Bognor Regis Campus                                                  | Approve Cond<br>14-05-2010         |
| BR/67/10/ | New two storey learning and resource centre building including demolition of existing cycle shed, science block and boundary wall and associated landscaping | Approved Cond + S106<br>11-06-2010 |

### REPRESENTATIONS

#### Representations received:

Bognor Regis Town Council

No Objection:

Subject to the approval of the ADC Arboriculturist. It is recommended, if approved, that no work should be carried out if any birds or bats are nesting. Concern was expressed whether the removal of trees is necessary, as the trees are a fundamental part of the Conservation Area, and the removal of them will change the setting they are in.

#### Comments on Representations received:

Due to the application site being located within a Conservation Area, the felling and works to trees were the subject of a separate planning application (ref: BR/224/10/TC), which Arun District Council raised no objection to.

As part of this application the Councils Arboriculturist raised no objection to the felling of four of the trees; although recommended that a Tree Preservation Order (TPO) was placed upon T221. Although it was accepted that this Sycamore tree is in good health, the tree is not considered to contribute 'significant public amenity value' to the character of the surrounding area to warrant the placing of a TPO upon it. Further, the removal of this tree is required in order to improve visibility splays in this location and allow access from emergency vehicles.

### CONSULTATIONS

Conservation Officer  
Parks and Landscapes  
WSCC Local Development Divis.  
Conservation Area Advisory Com

**Consultations responses received:**

West Sussex County Council  
No ecological objection, subject to suggested condition.  
Highway and agricultural comments to follow.

**Parks and Greenspace**

The trees highlighted for removal are T214, T216, T219, T220 and T221. No objection to the removal of these trees as they display largely little or no amenity value to the present surroundings, being in some cases dead or diseased and desired for removal. We would however recommend a condition of the approval that the removed trees to the frontage corner are compensated for; with the re-planting of new trees and shrubs in the locale. These would form part of a landscape plan for the whole area with particular attention to be given to the space to the West of the entrance where compensatory planting could clearly be facilitated.

The trees highlighted for pruning T213, T217 and T218 would lead us to advise only that they would require pruning in line with good horticultural practice.

T212 is the tree which we would highlight as being significantly impacted by the proposals. This tree is worthy of retention and the proposed plans, could compromise the wellbeing of this tree. The plans show that the proposed construction of the extended roadway will extend well into the trees root zone. We would advise only that every care should be taken to ensure its protection (Trees in relation to construction) if it is to survive and flourish.

As a point of note it should be considered that if the proposed passing point could be sited further along this roadway, then T212 would be little or non affected by the proposals.

We also note that the campus has a TPO BR/2/93/ in place, but this has no impact on the proposals submitted.

Conservation Area Advisory Committee  
No Comment.

**Comments on Consultation responses:**

Due to the application site being located within a Conservation Area, the felling and works to trees were the subject of a separate planning application (ref: BR/224/10/TC), which Arun District Council raised no objection to.

Taking into consideration that the works to the trees have already been permitted under the TC application detailed above; together with small red edge surrounding the application site, it is considered that although desirable, it would not be reasonable to impose a landscaping condition on this occasion.

**POLICY CONTEXT**

Designation applicable to site:

Class 'A' Road

Setting of Grade I and II Listed Buildings  
Conservation Area  
Tree Preservation Area  
No Public Sewer

#### **DEVELOPMENT PLAN POLICIES**

|                           |                       |                             |
|---------------------------|-----------------------|-----------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary      |
|                           | <a href="#">GEN7</a>  | The Form of New Development |
|                           | <a href="#">GEN28</a> | Trees and Woodlands         |
|                           | <a href="#">AREA2</a> | Conservation Areas          |

#### **PLANNING POLICY GUIDANCE**

|       |                                       |
|-------|---------------------------------------|
| PPS1  | Delivering Sustainable Development    |
| PPS5  | Planning for the Historic Environment |
| PPG13 | Transport                             |

#### **POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

#### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not cause demonstrable harm to the residential amenities of any nearby residential property, nor would it have an adverse impact upon the setting of any surrounding Grade I or II Listed Buildings, or have a materially affect the character and appearance of the Upper Bognor Road and Mead Lane Conservation Area.

#### **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

#### **CONCLUSIONS**

This proposal seeks planning permission for the widening of the entrance road, to the south entrance of the University, which is located to the north side of Upper Bognor Road.

It is proposed to widen the entrance road in two locations; at the south-eastern entry to the site from Upper Bognor Road, and to the south of the eastern car park. A number of trees along the access route will require trimming or removing.

The agent has stated that the road needs to be widened to facilitate access and egress to the site; ensuring safe passing points for both cars and service vehicles. This will also facilitate the

access of emergency vehicles to the site.

Further, the trees will require trimming or removal to prevent obstructions to larger service and emergency vehicles utilising the access road; and the removal of trees to the eastern side of the entrance will improve sight lines for access and egress to the site. Due to the application site being located within a Conservation Area, the felling and works to trees were the subject of a separate planning application (ref: BR/224/10/TC), which Arun District Council raised no objection to.

The proposed works to widen the access route in two locations are considered relatively minor and it is considered, would not detract from the character of the surrounding Conservation Area.

The demolition and rebuilding of this Listed walling is subject to separate applications for planning permission (BR/229/10/), Listed Building Consent (BR/230/10/L) and Conservation Area Consent (BR/231/10/CA).

It is therefore considered that the proposed development would be acceptable and would not cause demonstrable harm to the residential amenities of any nearby residential property, nor would it have an adverse impact upon the setting of any surrounding Grade I or II Listed Buildings, nor would it materially affect the character and appearance of the Upper Bognor Road and Mead Lane Conservation Area.

It is recommended that the application is approved, subject to the conditions detailed below.

## **RECOMMENDATION**

### **APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following approved plans:-

Site Location Plan. Access Road. Drawing No. (90)A001\_Z5  
Site Context Plan. Access Road. Drawing No. (90)A002\_Z5  
Site Plan Existing. Access Road. Drawing No. (90)A004\_Z5  
South Entrance - Existing Section & Elevation. Drawing No. (90)A005\_Z5  
Site Proposed. Drawing No. (90)A006\_Z5  
South Entrance - Proposed Section & Elevation. Drawing No. (90)A007\_Z5  
Tree Survey. Drawing No. (90)A008\_Z5  
Tree Works Plan. Drawing No. (90)A009\_Z5.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

**SUMMARY**

This planning permission is granted because it complies with the policies listed below in that the proposal would not cause demonstrable harm to the residential amenities of any nearby residential property, nor would it have an adverse impact upon the setting of any surrounding Grade I or II Listed Buildings, or have a materially affect the character and appearance of the Upper Bognor Road and Mead Lane Conservation Area and there are no material considerations to indicate otherwise.

**RELEVANT POLICIES**

LOCAL PLAN: GEN2, GEN7, GEN28, AREA2.

NATIONAL POLICIES: PPS1, PPS5, PPG13.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

**4 INFORMATIVE:**

This planning permission does not grant consent for the demolition and rebuilding of the listed walling between the southern site entrance to the Bognor Regis Campus and 67/69 Upper Bognor Road, which is the subject of seperate applications for planning permission, listed building consent and conservation area consent (ref: BR/229/10/, BR/230/10/L and BR/231/10/CA respectively).