

Planning Committee - 22.06.22

Use of land for Class B8 (Storage) for caravan storage (resubmission of CM/64/21/PL). This application may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

The Planning Area Team Leader presented the report. This was followed by 1 Public Speaker.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- whether the field was to remain grassed or if another surface was to be added, and concern if it was to be covered
- the proximity to cottages and listed buildings
- clarification over the nature of the 'storage' use on the site
- concern for the short-term 5-year assurances regarding the landscaping
- concern for the business signage that may follow this change of use [The Group Head of Planning confirmed that this would have to be applied for as a separate application.]

The recommendations were then proposed and seconded.

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report subject to the conditions as detailed.

85. BR/70/22/OUT - 26 BURNHAM AVENUE, BOGNOR REGIS PO21 2JU

Outline application with all matters reserved for up to 10 No. new dwellings with associated services, landscaping, car parking & amenity (resubmission following BR/129/21/OUT).

The Principal Planning Officer presented the report.

Members then took part in a full debate on the application where concern for the impact on the character of the road was raised.

The recommendations were then proposed and seconded.

The Committee

RESOLVED

That delegated authority be granted to the Group Head of Planning (in consultation with the Chair and Vice-Chair of Planning Committee) to:

1. Approve the outline planning permission subject to conditions; AND
2. Subject to a Section 106 Agreement, the terms of which were substantially in accordance with those set out in the report with any minor amendments being authorised by the Group Head of Planning

Should the Section 106 not be completed within 2 months of the date of the Planning Committee's resolution to grant planning permission, then the application shall be refused for the following reasons:

- a) In the absence of a signed Section 106 agreement, the development makes no provision for contributions to off-site public open space and is thereby contrary to the aims and objectives of the National Planning Policy Framework, Arun Local Plan policies INF SP1, HWB SP1 & OSR DM1 and the Council's supplementary planning document 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020).
- b) In the absence of a signed Section 106 agreement, the application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to mitigate the harm to the Pagham Harbour Special Protection Area and the proposal is therefore not in accordance with Arun Local Plan policies ENV DM1 and ENV DM2.

86. BR/85/22/PL - PUBLIC CONVENIENCES, BEDFORD STREET, BOGNOR REGIS

Internal reconfiguration of existing public conveniences with associated changes to the entrance and removal of part of roof. This application is in CIL Zone 4 (Zero Rated) as other development.

The Planning Officer presented the report.

A number of Members spoke in support of the application and were pleased to see that the site was to remain as public toilets and receive an upgrade. The issue of anti-social behaviour which the site previously suffered from was also raised.

The recommendations were then proposed and seconded.