



Committee Manager : Carrie O'Connor (Ext: 37614)

26 May 2016

BOGNOR REGIS REGENERATION SUBCOMMITTEE

A meeting of the Bognor Regis Regeneration Subcommittee will be held in **The Council Chamber, Bognor Regis Town Hall on Wednesday 8 June 2016 at 6.00 p.m.** and you are requested to attend.

Members: Councillors Hitchins (Chairman), Mrs Madeley (Vice-Chairman), Ambler, Bence, Bower, Mrs Brown, Mrs Maconachie, Maconachie and Wells.

Please note membership is subject to confirmation at Annual Council on 26 May 2016.

A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of personal and/or prejudicial/pecuniary interests that they may have in relation to items on this Agenda.

You should declare your interest by stating :

- a) the item you have the interest in
- b) whether it is a personal interest and the nature of the interest
- c) whether it is also a prejudicial/pecuniary interest
- d) if it is a prejudicial/pecuniary interest, whether you will be exercising your right to speak under Question Time

You then need to re-declare your prejudicial/pecuniary interest at the commencement of the item or when the interest becomes apparent.

- 3 MINUTES

To approve as a correct record the Minutes of the meeting held on 23 November 2016 [attached].

4 ITEMS NOT ON THE AGENDA WHICH THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

5 START TIMES

To consider the start times of meetings for the remainder of 2016/17.

6 BOGNOR REGIS TOWN CENTRE MANAGEMENT UPDATE

The Committee will receive a verbal presentation from the Bognor Regis Town Centre Manager.

7 BOGNOR REGIS SEAFRONT IMPROVEMENTS

A Seafront Delivery Plan has been created, drawing together all existing strategy, policy and consultation material. This report sets out proposals for future actions to deliver improvements in a phased and holistic manner. ***[Please note the report will be circulated under separate cover and will be uploaded to the website on 31 May 2016].***

8 BOGNOR REGIS REGENERATION POSITION STATEMENT

To receive and note the Bognor Regis Regeneration Position Statement.

(Note: *Indicates report is attached for all Members of the Subcommittee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager or from the Council's web site at www.arun.gov .

Note: Members are also reminded that if they have any detailed questions, would they please inform the Chairman and/or relevant Lead Officer in advance of the meeting).

Subject to approval at the next Subcommittee meeting

BOGNOR REGIS REGENERATION SUBCOMMITTEE

23 November 2015 at 6.00 pm

Present: - Councillors Hitchins (Chairman), Bence (Vice-Chairman), Ambler, Bower, Mrs Brown, Mrs Maconachie, Maconachie and Mrs Madeley.

Note: Councillors Bence, Bower and Mrs Madeley were absent from the meeting during consideration of the matters referred to in Minute 15 (part).

8. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Wells.

9. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a Member declares a "Prejudicial Interest" this will, in the interests of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

Councillors Bower, Mrs Maconachie and Maconachie declared a personal interest in any items on the agenda that might involve discussion on upcoming planning applications as they were all members of the Development Control Committee. They reserved their right to speak.

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10. MINUTES

The Minutes of the meeting held on 22 June 2015 were approved by the Subcommittee as a correct record and signed by the Chairman.

11. THE ARUN LOCAL ENTERPRISE AND APPRENTICESHIP PLATFORM

In the absence of the Business Development Manager, the Head of Economic Regeneration was pleased to present this report which provided the details of how Section 106 funding from Sainsburys would be spent to work “towards the delivery and promotion of business enterprise provision in the vicinity of the site under Arun’s economic development powers”.

Based on previous delivery and learning, this scheme had been adapted and refined to better meet local small business needs and offered a package of support that would provide bespoke and productive outcomes. The project would offer a range of support to ‘start up’ and small businesses in the area; small grants to local businesses; and apprenticeship wage subsidies to stimulate the creation of new apprenticeship opportunities and to encourage businesses to invest in training their workforce of the future.

In participating in some debate on the matter, a request was made that feedback from the University/colleges/businesses should be actively encouraged to understand if apprenticeships lead to jobs so that the true value of the initiative could be ascertained, particularly as this had not happened in the past. It would be interesting to know what difference such support made and a proper evaluation of the benefits would be useful. Monitoring of the other two elements of the scheme would also be welcomed.

In noting the report, the Subcommittee also supported the aspirations of the Arun Local Enterprise and Apprenticeship Platform.

12. BEACH ON THE BEACH, BOGNOR REGIS

The Beach on the Beach pilot project had been opened for the duration of the summer of 2015 to provide a free activity for small children on the seafront. The Senior Regeneration Officer was pleased to advise the Subcommittee by way of this report that the initiative had been well received and well used by both local residents and visitors.

In line with the Full Council resolution made at its meeting on 15 July 2015, whereby the sum of £40,000 had been allocated to the Beach on the Beach project and authority delegated to the Subcommittee to come to a final decision as to whether it should be retained and extended, the Subcommittee was now being requested to consider the future of the facility. The Senior Regeneration Officer highlighted that the allocated funding would be used to pay for the “winterisation” of the project and would provide ongoing maintenance for several years; however, Members needed to be aware that

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funds would need to be identified to extend and improve the project in the future.

During the course of discussion, the need to provide seating was suggested for parents whilst their child/children were playing. Comment was made that something more exciting than flags could be used to identify the location from a distance, e.g. a kite with a bucket and spade logo. Further general observations were made regarding the width of the surrounding decking; depth of the sand; and the need to provide some sort of shade, all of which were noted by the Senior Regeneration Officer.

As stated above, £40,000 had been allocated to Beach on the Beach and it was agreed that officers would look at the implications of up to 4 years of maintenance and operating costs being taken from that, with the financial outcome being agreed with the Chairman.

The Subcommittee expressed their support for the initiative and then

RESOLVED

That the retention, extension and improvement proposals detailed within the report for Beach on the Beach be approved, as set out at Minute 96 from the meeting of Full Council on 15 July 2015.

13. BOGNOR PIER TRUST

The Senior Regeneration Officer presented this report which sought Members' support for the aims of the Bognor Pier Trust to secure the long term future of the pier by way of submission of a Heritage Lottery Fund Bid. Formal support was required from the local authority as part of the bid process. Members were advised that if the bid was successful, it was being suggested that the Council could assist with procurement and tender support and that any such support would not create a risk for the Council.

Members participated in a lengthy debate and expressed concerns around the level of operational support that was being sought and risks to the Council. It was queried that if the Pier Trust did not succeed with their Heritage Lottery Fund Bid, would the Council still provide that operational support. Clarification was given by the Senior Regeneration Officer and the Director of Planning & Economic Regeneration that any risk would be borne by the owner of the pier and by the Pier Trust when they took it over on behalf of the community. They also confirmed that the support was not about money but about making available the expertise of officers to offer assistance with the Coastal Revival Fund bid. If it was successful, the grant criteria stated that the Council had to be the accountable body, which had been previously approved via an ICM (Individual Cabinet Member).

Due to the concerns expressed, it was proposed and duly seconded that the recommendation be amended to make it quite clear that the Council's support was linked to the Heritage Lottery Fund Bid, as follows:-

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“the Council supports the Bognor Pier Trust in its aim to secure the long term future of the pier via the Heritage Lottery Fund Bid”.

The Subcommittee

RECOMMEND TO FULL COUNCIL

That the Council support the Bognor Pier Trust in its aim to secure the long term future of the pier via the Heritage Lottery Fund Bid.

14. BOGNOR REGIS TOWN CENTRE PUBLIC REALM SCHEME

The Subcommittee received a report from the Senior Regeneration Officer which provided an update on the public realm scheme being delivered in Bognor Regis town centre.

The Subcommittee participated in a brief discussion and then noted the contents of the report.

15. BOGNOR REGIS REGENERATION POSITION STATEMENT

(Councillors Bower, Mrs Maconachie and Maconachie redeclared their personal interest insofar as any discussion might relate to planning issues that might be considered by the Development Control Committee.)

The Head of Economic Regeneration presented the Position Statement and comment was made on the following:-

- **Enterprise Bognor Regis** – The Local Development Order had been approved at Full Council on 11 November 2015.
- **Regis and Hothampton Sites** – A way forward had been agreed by Full Council at its meeting on 11 November 2015 and Members welcomed the fact that matters were now progressing. Concerns were raised that the packages detailed in the report to Full Council should not be seen as an opportunity by developers to cherry pick the profitable schemes to the detriment of community projects. However, the Director of Planning & Economic Regeneration stressed that there was still a lot of work to be undertaken on costs and the finer details, which would come back to Members in due course.
- **Town Centre Initiative** – Members were advised that Bognor Regis had been shortlisted for the final of the national Great British High Street competition to find the most improved coastal seaside town. Voting had now closed and the result would be announced on 30 November 2015. Mr Toyubur Rahman, the Town Centre Manager was highly commended for his work in revitalising the town and it was hoped that efforts to relocate his office would progress quickly.
- **Seafront Strategy** – a report would be brought to Committee within the next 6 months.

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- **Butlins** – the Director of Planning & Economic Regeneration advised Members that, following a recent meeting with Butlins, they had indicated that they would like to give a presentation to the Council in the New Year.
- **Old Town** – Following comment, the Director of Planning & Economic Regeneration stated that he would ask the Enforcement Officer to look at 2-4 Waterloo Square to improve the appearance of those properties under Section 215 powers.

The Subcommittee noted the remainder of the report.

(The meeting concluded at 7.45 p.m.)

Bognor Regis Regeneration Position Statement

Project/Opportunity	Update May 2016
<p>1. Enterprise Bognor Regis Enterprise Bognor Regis (EBR) comprises a series of commercial/industrial sites located north of Bognor Regis straddling the A29. The aim is to make the sites ready and attractive for early development to accelerate business and employment growth</p>	<p>The new Rolls Royce Motor Car Technology and Logistics Centre opened in Jan2016. A Local Development Order for sites at Enterprise Bogor Regis was approved at the October Development Control Committee and to Full Council on 11th November, subject to some transport matters being resolved.</p> <p>There is continuing interest in the site from potential new occupiers and all enquiries are forwarded to the land owners. A brochure has been published to promote the sites and development opportunities.</p>
<p>2. Regis and Hothamton sites The Council owns two key regeneration sites at the Regis Centre and Hothamton car park and is seeking to develop them to obtain the maximum benefit for the town.</p>	<p>Full Council in July reinforced the use of the Masterplan to guide development on the sites, and set out a forward plan for reporting on these key sites. At the November Full Council meeting it was agreed to explore the options for ADC to drive the delivery to maximise income and regeneration benefits rather than market the opportunities. Uses for the Hothamton site to be retail, decked car parking fringed with retail/office/workshop space, with student/staff accommodation above. For Regis site, the site is split into Packages to be developed independently. Package A will be improved theatre, gallery, multi-use space, Package B (SE site) – pub, hotel, restaurant, residential above, Package C (current Regis pub) – attraction with café/shop housed in tall landmark building with residential and possibly restaurant above. Package D - Place St Maur and Package E - decked car parking with active frontage onto Belmont Street/Clarence Road. Next steps: commissioning specialist consultancy advice on feasibility, costing, market testing etc. Further report going to 20 July 2016 Full Council Meeting.</p>
<p>3. Town Centre Initiatives A vibrant and appealing town centre offer of shops, public realm and events is a key draw for both residents and visitors. Work to deliver this in partnership with Town Centre Manager, Town Centre Management Board and Bognor Regis Town Council.</p>	<p>Station Road/London Road public realm improvements on site with completion by end of July, with any outstanding works completed in September. WSCC High Street traffic flows work is on site for early summer completion, with CCF contribution to enhanced street furniture and tree planting. Easter market was the best yet with good feedback from businesses. The Council has made capital funding available to deliver</p>

<p>Town Centre Initiatives continued</p>	<p>Phase 2 of the lighting to Hotham Park. This will light the path from the café to Church path, and the path from the café to the London Road Car Park entrance. It is hoped that works will be complete by end of September 2016.</p>
<p>4. Seafront Strategy The Seafront Strategy was adopted in 2009. It maps the existing seafront, and sets out an action plan to improve and enhance what is the jewel in the Bognor Regis crown. The plan covers public realm, seafront businesses and attractions</p>	<p>Beach on the Beach is open and extended with new seating and extra decking. Sun-shading and flags are to follow. The Seafront Delivery Plan is an agenda item at this meeting.</p>
<p>5. University of Chichester The University has a campus in both Chichester and Bognor Regis, with strong links with the wider regeneration of Bognor Regis. It has ambitious plans for campus expansion and provides facilities for businesses such as hot-desking, meeting space and incubator units.</p>	<p>A planning application has been submitted for the new Engineering and Digital Technology Park. This is for the new teaching venue, student accommodation, car park and associated landscaping. A decision is expected in June.</p>
<p>6. Butlin's Butlin's has transformed much of their accommodation from chalets into modern hotels. This has changed the type of customer coming to Butlin's, and also what they want to do on holiday. Butlin's are an active partner in the wider town regeneration</p>	<p>Butlin's continue to work up their proposals for a new Splash pool and off site worker accommodation. Butlin's has recently won a national Best UK conference centre award for the Bognor Regis facilities.</p>
<p>7. Old Town The Old Town area around Norfolk Street and Waterloo Square is on the up. Privately funded development will bring new good quality cafes/restaurants. Promotional activity will draw vibrancy and different footfall to this area of the town</p>	<p>Funding granted for c £10,000 and £50,000 jointly with Pier Trust for artisan markets and promotion of the area, public realm designs, new decorative lighting and changes to traffic rules to pedestrianise the roads. A brief for public art gateways is being worked up to tender stage. Pier Trust making progress towards submission of a Heritage Lottery Fund bid to repair the structure of the pier</p>
<p>8. Railway Station The Station occupies a key gateway position in the town. It is a listed building, in poor repair and with vacant commercial opportunities, and is an identified site for improvement</p>	<p>Funding in place for complete station refurbishment, c £1.5-2m value starting late in 2016, duration about a year. WSCC are proposing to fund a creative digital shared workspace in the large vacant spaces in the station. Wayne Hemingway is the commissioned creative lead for the project, and good progress is being made. WSCC will present to the September meeting.</p>
<p>9. Transport and Car Parking Transport is a key element of development within the town as is car parking, and it is essential to ensure co-ordination with, and consideration of these issues as part of the development process</p>	<p>Proposed Traffic Regulation Order to make London Road precinct traffic-free 9am - 5pm approved, signage to be installed soon. Commissioning transport and parking study for The Esplanade to explore future options.</p>