



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

1 September 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 Monday 12 September 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.

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 8 June 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 PLATFORM - A NEW CREATIVE DIGITAL HUB AT BOGNOR REGIS RAILWAY STATION

The Subcommittee will receive a presentation from Carolyn Carr, Team Lead Economic Growth, and Anne de Sausmarez, Lead Professional, Economic Growth, Economy, Planning & Place, West Sussex County Council

6 POTENTIAL BOGNOR REGIS TOWN CENTRE BUSINESS IMPROVEMENT DISTRICT

The Subcommittee will received a presentation from Toyubur Rahman, Bognor Regis Town Centre Manager.

7 WEST SUSSEX COUNTY COUNCIL WORKING IN PARTNERSHIP TO REGENERATE BOGNOR REGIS

The Subcommittee will receive a presentation from Duncan Barrett, Strategic Manager, Economy, & Greg Ockwell, Growth Lead, Arun, (Economy, Planning & Place), West Sussex County Council

8 BOGNOR REGIS POSITION STATEMENT

To receive and note the 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

8 June 2016 at 6.00 pm

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

Councillors Brooks and Oppler were also present at the meeting.

1. 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.

Councillor Wells declared a personal interest in any items on the agenda that might involve discussion on the Bognor Regis Pier as he was a member of the Bognor Pier Trust.

Councillors Hitchins, Bower, Mrs Maconachie and Maconachie declared a personal interest in Agenda item 7, Bognor Regis Seafront Improvements, as they were all members of the Development Control Committee and live planning applications would be coming forward. They reserved their right to partake in any general discussion on the matter.

Subject to approval at the next Subcommittee meeting

2. MINUTES

The Minutes of the meeting held on 23 November 2015 were approved by the Subcommittee as a correct record and signed by the Chairman.

3. TRIBUTE

Tribute was paid to former Councillor Andy Evans, who had been a long standing member of the Subcommittee and who had recently passed away. Information was given on the details of his funeral which was being held on 9 June 2016.

4. START TIMES

The Subcommittee

RESOLVED

That the start time of meetings for the remainder of 2016/17 remain at 6.00 p.m.

5. BOGNOR REGIS TOWN CENTRE MANAGEMENT UPDATE

(During the course of discussion on this matter, Councillor Wells declared a personal interest as the owner of a business in the town.)

The Chairman welcomed to the meeting Toyubur Rahman, the Bognor Regis Town Centre Manager, who was in attendance to give a presentation on progress over the past year towards achieving the objectives and overall vision of making Bognor Regis a premier seaside town.

The Subcommittee received a detailed presentation which outlined a number of initiatives that had been undertaken and the works in progress, e.g.

- Improvements to business frontages to enhance the appearance of the town centre
- Business Wardens would be operating in the town centre to help deal with the problem of shoplifting
- The Aerial Birdman event in London Road received good press coverage and feedback from the stores
- The Southdowns Folk Festival in September would be moving from Hotham Park to venues in the town centre
- The town had been finalists in the Great British High Street Award
- Empty shops were down from a high of 35 in 2012 to 21 and there was encouraging interest from businesses looking for premises in the town
- Work was ongoing in developing a BID (Business Improvement District), with the aim of it being up and running from April 2017.

Subject to approval at the next Subcommittee meeting

Members then participated in a question and answer session with the Bognor Regis Town Centre Manager which centred around pavements; empty shops; and funding from West Sussex County Council. It was suggested and agreed that it would be useful to invite a relevant officer from the County Council to a future meeting of the Subcommittee to inform Members of their current approach.

The Bognor Regis Town Centre Manager was thanked for his positive presentation and for the approach he was taking in improving the profile of Bognor Regis.

6. BOGNOR REGIS SEAFRONT IMPROVEMENTS

(With the agreement of the Subcommittee, Councillors Brooks and Oppler also made comment on the proposals.)

The Senior Regeneration Officer presented this report which set out the detail of a Seafront Delivery Plan which had been created for Bognor Regis, drawing together all existing strategy, policy and consultation material, also setting out proposals for future actions to deliver improvements in a phased and holistic manner. A correction was made to the dates in the report at paragraph 1b, namely that the first Cabinet meeting referred to should be November 2013 and not September 2013 and the second Cabinet meeting should be November 2015 and not September 2015.

In discussing the matter, comment was made that this was a good report and it was exciting to be able to progress some of the initiatives mentioned as there was a budget already available. A note of caution was expressed about including proposals for the Place St Maur at this stage. An assurance was given by the Senior Regeneration Officer that what was set out at section 2.4 of the report was in Phase 2 and by that time more would be known about what was happening with the Regis Centre site. In addition the proposal would be subject to planning approval.

Members particularly welcomed the initiatives relating to the siting of beach huts near Butlin's and the replacement of the underground toilets on the Promenade. It was suggested that the refurbishment of the Foreshore Office building could possibly be redeveloped to provide public toilets, however, it was reported that the building was an ex-beach shelter and the structure was worn out and high maintenance. Following some general comments from Members, the Senior Regeneration Officer turned their attention to the recommendations and advised that recommendation 3 should in fact be a resolved item as Full Council had already delegated authority to the Subcommittee to action delivery of the Play Area.

Following consideration, the Subcommittee

Subject to approval at the next Subcommittee meeting

RESOLVED

That procurement or commissioning of works to design and deliver the Play Area within the funding approved by Full Council in July 2015, as described in section 2.2.5 of the report, be approved; and

RECOMMEND TO FULL COUNCIL – That

- (1) the Seafront Delivery Plan be approved;
- (2) delivery of the 1st and 2nd phase elements within the Seafront Delivery Plan (specified at section 2.4 of the report) be undertaken by officers, stakeholders and partners over a period of time, subject to the necessary funding being available and other statutory approvals being obtained;
- (3) authority be given to the Head of Legal and Administration to enter into any legal agreements required in the delivery of elements of the Seafront Delivery Plan;
- (4) licence/lease terms to be agreed by the Head of Finance & Property, in consultation with the Cabinet Member for Corporate Governance as necessary, in line with the Council's approved Scheme of Delegation; and
- (5) existing seafront concession licences/leases be further extended as required to fit the proposed programme for delivery of the proposed improvement works.

7. BOGNOR REGIS REGENERATION POSITION STATEMENT

In considering the position statement, a question was asked with regard to interest in the various sites comprising Enterprise Bognor Regis. The Head of Economic Regeneration responded that the Oldlands Farm section now housed Rolls Royce and planning approval had been granted for another part of that site, there was also significant interest in the Salt Box site.

The Subcommittee noted the report.

(The meeting concluded at 7.45 p.m.)

Bognor Regis Regeneration Position Statement

Project/Opportunity	Update Sept 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 Jan 2016. A Local Development Order for sites at Enterprise Bogor Regis was approved at the October 2015 Development Control Committee and to Full Council on 11th November, subject to some transport matters being resolved. First stage of transport study now completed.</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>At the November 2015 Full Council meeting it was agreed to explore the options available to ADC to drive forward delivery. The Hothamton site will be a mixed development with some commercial uses, car parking and possibly student accommodation to support the growing University of Chichester Bognor Regis Campus. It is proposed the Regis Centre site is split into development packages. The mixed use development will include an enhanced cultural offer (with improved theatre, multifunctional space and 'landmark' visitor attraction), hotel, restaurants, retail, residential and decked car parking.</p> <p>A report advising the Council on possible delivery options and the likely resource implications was completed June 2016.</p> <p>Based on the recommendations in this report invitations to tender for the preparation of feasibility studies for the scheme is currently (26/08/16) on the tendering portal and published on Contracts Finder. Studies to be completed Feb 2017.</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>Both Station Road/London Road public realm improvements and WSCC High Street traffic flows work are complete, with additional and remedial works programmed for September onwards. Potential BID for town centre being explored. August market was well-received by businesses.</p> <p>The Council will deliver Phase 2 of the</p>

<p>Town Centre Initiatives continued</p>	<p>lighting to Hotham Park from the café to Church path, and the path from the café to the London Road Car Park entrance commencing 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. The Seafront Delivery Plan was approved by Full Council. The first delivery phases are being commissioned i.e. layout design for the Stalls Zone, Style Guide for future buildings, and permanent building designs for new public toilets and catering building, and Greenspace are progressing delivery of the new play area. New concession (Coffee Cup) has opened (August) on The Esplanade.</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>Planning approval was granted for the new Engineering and Digital Technology Park. This is for the new teaching venue, student accommodation, car park and associated landscaping. All funding is in place and the project is progressing to the delivery phase.</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. Planning application from Butlin's for change of use of Ashley House from a care home to a House in Multiple Occupation (HMO) to provide team member accommodation (up to 70) together with external alterations to the building, two car parking spaces (one disabled space), a minibus parking space, a designated cycle store for in excess of 40 spaces, a designated bin store & associated landscaping. Development permitted (08/08/16) with conditions.</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>Externally funded artisan market was successful, and new decorative lighting is now installed, with public realm designs and initial work to change traffic rules to pedestrianise the roads in hand. A brief for public art gateways is being worked up to tender stage. The Pier Trust is 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 early 2017, 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</p>

	the commissioned creative lead for the project, and good progress is being made. WSCC will present to the September meeting.
<p>9. Transport and Car Parking</p> <p>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>Traffic Regulation Order to make London Road precinct traffic-free 9am - 5pm and High Street 11.30am to 4pm agreed and signage is installed.</p> <p>Transport and parking study for The Esplanade has been commissioned to advise future options.</p>