

**DEVELOPMENT CONTROL COMMITTEE**

**13 FEBRUARY 2019**

**OFFICER REPORT UPDATES**

## REPORT UPDATE

**Application no:** FG/159/18/PL  
**Page no:** 47  
**Location:** The Bluebird Cafe South Drive Ferring  
**Description:** Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage.

### UPDATE DETAILS

#### Reason for Update/Changes:

The reasons for refusal have been amended to delete reason for refusal no 3 relating to sound insulation and odour control since these could be controlled by a suitably worded condition.

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

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Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage.

The Bluebird Cafe  
South Drive  
Ferring

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## RECOMMENDATION

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R - Refuse

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- 1 Given the siting, design, scale and height of the proposed extension it would adversely affect the visual amenities of the locality in that it would be obtrusive in the landscape and prominent from surrounding viewpoints and would be out of keeping with and detrimental to the rural character of the locality and the appearance of the coastline in conflict with policies D DM1, DDM 4 and D SP1 of the Arun Local Plan.
- 2 The application fails to provide suitable analysis of traffic generation, traffic impact, access arrangements, parking demand or capacity/occupancy of the adjacent car park and has not satisfactorily demonstrated that there would be no adverse impact on highway safety or amenity and does not accord with policy TSP1 of the Arun Local Plan and the National Planning Policy Framework.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

## REPORT UPDATE

**Application no:** BE/85/18/PL  
**Page no:** 77  
**Location:** Orchard Caravan Park Chichester Road Bognor Regis  
**Description:** Variation of conditions granted under BE/46/10/ relating to conditions 2-use of caravan site between certain dates.

### UPDATE DETAILS

Reason for Update: Environmental Health Comments have been received after Committee agenda was published:

Officers Comment:

The Council's Environmental Health Officer does not wish to object to this application subject to the imposition of conditions.

They note that the static caravans on the site are holiday caravans and therefore unsuitable for all year round occupation, with regards to their size and that they would not provide sufficient insulation/warmth. They also state that the site has the site has planning permission for use for holiday purposes, and a site licence for the same.

They raise concern that by increasing the period of the year during which the caravans can be occupied to all but two weeks of the year, it would blur this important distinction between holiday and residential use. It would provide the circumstances for residential misuse of this holiday site. Therefore they recommend 4 conditions:

#### 1) keeping of register:

It shall be the site owner's responsibility to ensure that the holiday caravans are only used for holiday purposes, and that each holiday caravan owner has a main home at which they are recorded on the electoral register. In order to satisfy this responsibility, the site owner shall maintain a register that includes the names of all the caravan owners. That this register is updated at least every 12 months. The register must include, for each holiday caravan owner, their holiday caravan number, and the address and postcode of the property at which they are registered on the electoral register. In order to make an entry in the register, the site owner, or his/her representative must have seen and retained a copy of documentary evidence that the holiday caravan owner is registered is on an electoral register at a different address. The register must include for each entry, a record of when the entry was made, by whom, and who it was that has seen the documentary evidence provided by the holiday caravan owner.

#### 2) Availability of register:

The register shall be kept on site and made available on request by an officer of the Council at any reasonable time.

### 3) Preventing access to caravans during 2 weeks:

During the two weeks, it shall be the responsibility of the site owner to prevent access to all the holiday caravans.

### 4) Dates occupation restricted:

The two weeks during which the site must not be occupied are STATE THE DATES .

With regard to condition number 1 Officers note that a condition requiring that a register is kept has already been imposed as condition 4. Condition 4, as imposed, also requires that the information in the register is available at all reasonable times to the Local Planning Authority. Therefore, it is not considered necessary to impose condition 2 as recommended.

Condition 3, as recommended, requires that it shall be the responsibility of the site owner to prevent access to all the holiday caravans during the 2 weeks of no occupation. While no condition has been imposed with the wording of condition 3 as recommended, Officers do not consider such a condition necessary and consider condition 2 as imposed sufficient. While condition 4 as recommended, would clarify the dates (2 weeks) that the caravans cannot be occupied. Officers consider condition 2 as imposed, is sufficient to ensure that the caravans are not occupied for holiday use during 2 weeks of the year (1st to 14th February (inclusive)) in order to prevent all year round occupation.

Condition 2 as imposed has been amended to remove the words 'in any one year' as the dates that the use of the site is being permitted for are the 1st March and 14th February and fall between 2 years rather than 1.

Condition 2 previously read:

The site shall only be used as a caravan site between 1st March and 14th February (inclusive) in any one year, with the exception of the three existing wardens caravans which may remain occupied throughout the year.

and now reads:

The site shall only be used as a caravan site between 1st March and 14th February (inclusive), with the exception of the three existing wardens caravans which may remain occupied throughout the year.