

REPORT UPDATE

Application no: P/27/24/PL
Page no: 11
Location: Lagnersh House, Holiday Site Lower Bognor Road Lagness
Description: Change of use from agricultural to recreational for the purpose of providing a campsite for 60 consecutive days per calendar year. This application affects a Public Right of Way and is in CIL Zone 5 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

A local resident has emailed with four videos showing large vehicles using the access track. The resident has been advised that there is no ability to add videos to the planning website files but that the videos would be described to the committee in a report update. Screenshots of the four videos have however been added to the website. The first and second videos showed a very large motorhome (with a length comparable to a bus) attempting to exit the site inching past the residents property, getting stuck and requiring someone to act as banksman. The third and fourth videos show a normal vehicle pulling a large trailer type caravan and having no issues.

Further it is stated the person claiming to be the owner of the field/paddock and has not provided any evidence to prove so it.

The writer states they have started legal action with the advice of their solicitor and barrister.

As set out elsewhere, permitted development rights allow 60-day use by motorhomes but not by touring caravans.

The Pagham Harbour Legal Agreement has been agreed and officers are currently waiting to receive the hard copy so that it can be completed.

Officers Comment:

There are no changes to the recommendation or conditions. An ownership certificate was submitted. The private legal action does not impact on the ability of the Planning Committee to determine the application.

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REPORT UPDATE

Application no: BR/111/24/PL
Page no: 1
Location: 8 Argyle Road Bognor Regis
Description: Change of use of 1 No. two storey terraced three bed house and workshop to 5 bed HMO (house in multiple occupation). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

UPDATE DETAILS

Reason for Update/Changes:

Comment received from WSCC Highways

- The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Comment received from the applicant.

- Confirming the proposal would provide affordable housing in a central and sustainable location, with minimal impact on the local area.

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REPORT UPDATE

Application no: BN/38/24/PL
Page no: 1
Location: Land to the rear of The Croft Surgery Barnham Road Eastergate
Description: Construction of 21 No. dwellings, access, landscaping and associated works.
This application is in CIL Zone 2 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

One additional letter of representation.

- Concerns regarding the trees proximity to plot 3,4 and 5 and their overshadowing impact.

Within the space standards it notes a 4 bed, to confirm there are no 4 beds and this should read 3 bed.

The report notes that the visitor parking is one space short of requirements. This is an error and it does provide 4 spaces which is 20% in compliance with ADC parking standards.

The applicant has agreed to WSCC education contributions.

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