

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 1st JUNE 2021
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

Present: Cllrs H. Carey, W. Kapp, D. Lainchbury, J. Spencer (Committee Vice Chairman), D. Thompson (Committee Chairman) and J. Warr-Chapman.

In attendance: 2 members of the public

Mrs O'Connell (Deputy Clerk)

21062 Apologies for Absence

Cllr Dear

21063 Declarations of Interests

None

21064 Public Session opened at 19:01

Residents spoke to members over their concerns with application BE/59/21/PL, with regards to highway safety, plan showing the visibility splay, position of the proposed access and dropped kerb. They provided members with correspondence from WSCC highways and a summary of the history of this site. They then took questions from members.

The residents were thanked for their time.

Public Session closed at 19:20

21065 Minutes of the Last Meeting 11th May 2021

RESOLVED that the Minutes of the Meeting 11th May 2021, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

21066 Matters Arising from the Minutes

None

21067 Planning Applications Received

- a) App. No. BE/59/21/PL
Site: 339 Chichester Road, Bersted.
Application: Replacement of blockwork boundary wall with fence and new vehicular access (resubmission of BE/149/20/PL)

RESOLVED to make the following comment: - **OBJECT** for the following:

Highway Safety – the proposed new vehicular access is on a bend and the plan showing the visibility splay does not take into account that residents cars are parked near the bend which makes it impossible for the visibility splay of 43m to be achieved. It is a safety issue for pedestrians, children and cars if this access is allowed. Bedford Avenue, where the proposed vehicular access is, is also subject to a traffic mitigation scheme.

- b) App No. BE/69/21/PL
Site: Land adj to Walnut Tree Cottage, Shripney Lane, Bersted
Application: Erection of detached single storey, two bedroom dwelling and reinstatement of double garage to Walnut Tree Cottage from annex/holiday let (resubmission of BE/79/19/PL). This application may affect the character and appearance of Shripney Conservation Area.

RESOLVED to make the following comment: - **NO OBJECTION**

- c) App. No. BE/70/21/HH
 Site: 400 Chichester Road, Bersted
 Application: Erection of first floor side extension
RESOLVED to make the following comment: - NO OBJECTION
- d) App. No. BE/76/21/HH
 Site: 111 Stroud Green Drive, Bersted
 Application: Loft conversion with 2 x front dormers and 1 x rear dormer with Juliet balcony and alterations.
RESOLVED to make the following comment: - NO OBJECTION
- e) App No. BE/77/21/HH
 Site: 19 South Way, Bersted
 Application: Removal of 3 No existing lean-to structures & erection of single storey side & rear extension, loft conversion to form new second floor with roof alterations to form gable end with rear dormer projection & detached outbuilding to be used as an annex to the existing dwelling. (resubmission following BE/37/21/HH)
RESOLVED to make the following comment: - OBJECT for the following;
 Overdevelopment of the house and amenity space contrary to Bersted Neighbourhood Plan Policies, HDQ5- Design- out of character for the area, HDQ6- outdoor space/amenity the proposed annex will take a large portion of the garden amenity and HDQ8 -Parking - the development does not have space to accommodate parking for the occupation of proposed 7 bedrooms.
 Rear Annex - Overbearing and unneighbourly effect for properties at 17 and 21 South Way contrary to Arun Local Plan policies D DM1 and D DM4.
 The proposals appear to suggest this is a house of multiple occupation and should be considered as such by the planning authority, as this is out of character for the area.

21068**Planning Decisions**

Members noted the list of decisions made by Arun DC.

BE/24/21/A – Lidl foodstore, Oldlands Farm – **Approved subject to conditions**

BE/40/21/HH – 7 Cygnet Walk, Bersted – **Approved subject to conditions**

BE/56/21/PL – Unit 5, Saltbox Road, Bersted (Greggs) (air conditioning units & outside seating) – **withdrawn**

BE/49/21/A – Unit 1B, Bognor Regis Retail Park (Iceland) – **Approved subject to conditions**

BE/39/21/PL – Shripney Trade park, Unit 2 & 3, Shripney Road – **Approved subject to conditions**

BE/50/21/A - 1 Babsham Cottages, Babsham Lane, Bersted – **Approved subject to conditions**

BE/51/21/HH – 59 Mansfield Road, Bersted – **Approved subject to conditions**

BE/52/21/A – Warburton’s Bognor Depot, Unit 2 Walker Lane – **Approved subject to conditions**

BE/57/21/A – Unit 5 Saltbox Road, Bersted – **Approved subject to conditions**

21069 **Correspondence**
Bersted Advisory Group Meeting on 20th May, application for outline permission likely in June.
Nursery Fields – have appealed Arun’s decision and will be lodging a new application. The agents
would like to meet members and a provisional date of 6th July at 6-6.30pm has been agreed but is
yet to be confirmed.

21070 **Matters Arising**
None

There being no further business the Chairman closed the meeting at 19:40

Signed..... **Committee Chairman** **Date**

Subject to ratification