

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 2nd NOVEMBER 2021
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

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

In attendance: 0 members of the public

Mrs O'Connell (Deputy Clerk) and Cllr Greenway

21233 Apologies for Absence
Cllr A. Collins

21234 Declarations of Interests
None

21235 Public Session
None

21236 Minutes of the Last Meeting 5th October 2021
RESOLVED that the Minutes of the Meeting 5th October 2021, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

21237 Matters Arising from the Minutes
None

21238 Planning Applications Received

- a) App. No. BE/101/21/HH
Site 3 Homing Gardens, Bersted
Application: Replace metal framed/wood panel workshop in rear with brick-built workshop. This application may affect the character & appearance of the North Bersted Conservation Area.
RESOLVED to make the following comment: - NO OBJECTION
- b) App. No. BE149/21/HH
Site: 37 Central Avenue, Bersted
Application: Hip to gable loft conversion with installation of 1 x rear dormer
RESOLVED to make the following comment: NO OBJECTION
- c) App. No. BE/151/21/PL
Site: McDonalds, 3 Oldlands Way, Bognor Regis
Application: Installation of one rapid electric vehicle charging station. This application is in CIL Zone 4 (zero rated)
RESOLVED to make the following comment: NO OBJECTION
- d) App. No. BE/153/21/A
Site: Rolls Royce Technology and Logistics Centre Newlands Road Bersted
Application: Installation of 1 x non-illuminated fascia sign and 4 x non-illuminated totem signs and 2 x flags
RESOLVED to make the following comment: NO OBJECTION

- e) App. No. BE/154/21/T
 Site: New Barn Lane footpath adj to Whittaker Grove, Bersted
 Application: 1 No. Oak Tree (T1) – crown lift to a height of 4.2m from ground level to accommodate the proposed access road.
RESOLVED to make the following comment: NO OBJECTION

21239 Planning Decisions

Members noted the list of decisions made by Arun DC.

BE/97/21/PL – Springfields Chichester Road – Approved subject to conditions and a planning obligation (S106)

BE/134/21/PL – 15 The Croft, Bersted – Approved subject to conditions and a Planning Obligation (S106)

21240 Application AL/87/21/PL – Oldlands Farm

Erection of warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. The applicant has applied for amendments to this application.

The updated pack submitted incorporates the following design changes:

- Green walls on north and west elevations of van storage deck with the remainder of the west elevation to be clad in wood finish
- Revised internal circulation route for vans along western side of site and adjacent to loading area
- Revised canopy location and design for van loading area
- Inclusion of a door onto the roof canopy from mezzanine for maintenance
- Amended pedestrian walkway from van storage deck to warehouse
- Updated Root Protection Area as advised by project arboriculturalist
- Tweaks to landscaping reflecting site layout changes

Members felt that these amendments did not alter the previous comments for Objecting to the application and agreed those comments should stand.

RESOLVED to make the following comment: OBJECT for the following.

Bersted Neighbourhood Development Plan policy EE3 does not support Class B8 Storage and distribution outside the employment areas in appendix G.

Highway safety at the roundabout on the A29 to A259 bypass Charles Purely Way has been identified as nearing capacity, traffic movements from this development will add to this busy junction. Drainage issues need to be resolved with Arun DC and therefore the application should not be supported as this development is within a flood plain.

21241 Arun District Council Infrastructure Investment Plan Final Consultation October 2021.

Members to consider the lists and recommend any updates or amendments for Bersted. The Deputy Clerk informed members the list will be used by Arun to ensure CIL money given to parishes is only spent on the agreed projects for each parish. Two items on the CIL list for Bersted are not considered to be CIL compliant by Arun and will be removed. Members asked that two items are re-instated – Speed activated sign for Shripney and Bersted Warrior signage on the Chichester Road.

RESOLVED to re-instated – Speed activated sign for Shripney and Bersted Warrior signage on the Chichester Road.

ACTION the Deputy Clerk to inform Arun and complete the required form.

21242

Elbridge Farm Business Centre

Members to consider writing a letter on behalf of the Parish Council to the landowner regarding the disrepair of the site's car park surface and the effect this has on the A259 Chichester Road.

C. Cllr Greenway updated members that the Environment Agency have identified the car park as the issue with mud and dust on the A259. Several businesses use this carpark and the recycling centre behind it have a tarmacked surface around their business. Cllr Greenway feels that if a better surface was provided in the car park, then it would stop the need for Highways to clean this major road between Bognor and Chichester. Members agreed to write a letter on behalf of the Council to the Landowner.

RESOLVED to write to the landowner for them to consider providing a better surface for the business car park.

21243

Queens Green Canopy

Members to consider supporting the planting of trees for the Queen's Platinum Jubilee in June 2022. Trees can be obtained free through WSALC. Minimum order is 15 saplings. Members agreed in principle but asked that the Deputy Clerk enquires as to the size of sapling and variety as this may have bearing the decision.

RESOLVED to agree in principle but require information regarding the size of sapling and variety available.

21244

Correspondence

The following has been received.

Notice from Arun DC that they are updating Housing Economic Land Availability Assessment (HELAA) for 2020/2021. Nothing has changed on this for Bersted.

Notice from WSCC that an Order has been made under section 53 of the Wildlife and Countryside Act 1981 for the addition of a footpath from Brooks Lane to Downview School. If no objections are received WSCC may confirm the order and the addition of the footpath will be made to Chichester – No.1 Bognor Regis and Felpham (Addition of public footpaths) Definitive Map Modification Order 2021.

A Public Consultation is planned for the old Bartons School site in January 2022 by Lovells and WSCC. No further details are available currently.

21245

Matters Arising

Cllr Lainchbury has concerns over what looks like an empty rundown house in Bucksham Avenue. Previously Arun DC empty homes dept had been contacted but, they had stated the house was occupied and could not dictate the way someone chooses to live.

There being no further business the Chairman closed the meeting at 20:02

Signed..... Committee Chairman Date