

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 3rd AUGUST 2021
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

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

In attendance: 10 members of the public including C. Cllr Greenway.

Mrs O'Connell (Deputy Clerk)

21135 Apologies for Absence

None

21136 Declarations of Interests

None

21137 Public Session opened at 19:01

Residents spoke to members over their concerns with application BE/104/21/PL, regarding privacy issues part of the development overlooking their properties, parking, height of proposed dwellings in a block of 4 with dormer windows in the roof, safety of people and cars coming in and out of nearby Tesco express and the proposed development.

Another resident spoke to members about their concerns with application BE/46/21/PL, they believe that this is an overdevelopment and they are concerned that cars from the development will be backing out onto the junction with Rowan Way.

Members thanked residents for expressing their views.

Public Session closed at 19:20

21138 Minutes of the Last Meeting 6th July 2021

RESOLVED that the Minutes of the Meeting 6th July 2021, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

21139 Matters Arising from the Minutes

None

21140 Planning Applications Received

- a) App No. AL/87/21/PL
 Site: Oldlands Farm, Newlands Road, Bognor Regis
 Application: 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. This site may affect Listed Buildings, may affect the character & appearance of the Shripney Conservation Area.

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.

- b) App. No. BE/46/21/PL
 Site: 1 Sunningdale Gardens, Bersted
 Application: Side & rear extension and divide into 2 No. 2 bed properties

RESOLVED to make the following comment: OBJECT for the following: -
 The proposals are an overdevelopment and are built over the building line and is contrary to Arun Local Plan policies DDM1 and DDM4.
 There are concerns for Highway safety with cars accessing and egressing this proposed extension on the junction with Rowan Way.

- c) App. No. BE/104/21/PL
 Site: Land adjoining Tesco Express, 351 Chichester Road, Bognor Regis
 Application: Erection of 7. No. 2 storey dwellings consisting of 3 No. 2 bed units and 4 No. 3 bed units, access, parking, cycle storage, bin store and other associated landscape works.

RESOLVED to make the following comment: - OBJECT for the following: -
 The site is considered an overdevelopment, unneighbourly and overbearing to houses in Sun Park Close, design too modern, does not integrate with surrounding area. The Bersted Neighbourhood plan identified development on this site for 5 dwellings and previous planning history for this site was refused permission for 7 dwellings. The above are all contrary to Bersted Neighbourhood Plan Policies ES5, HDQ1, HDQ2 and HDQ5 and Arun Local Plan Policy DDM1.
 There are concerns for highway safety with regards the access to this site being close to Tesco Express entrance.

- d) App. No. BE/108/21/HH
 Site: 9 Bedford Avenue, Bersted
 Application: Single storey rear extension

RESOLVED to make the following comment: - NO OBJECTION

- e) App. No. BE/118/21/PL
 Site: Rolls Royce Technology & Logistics Centre
 Application: Construction of a storage facility with associated works including drainage and hard standing.

RESOLVED to make the following comment: - NO OBJECTION

21141

Planning Decisions

Members noted the list of decisions made by Arun DC.

BE/77/21/HH – 19 South Way, Bersted - **Refused**

BE/59/21/PL – 339 Chichester Road, Bersted – **Approved subject to conditions**

BE/68/21/PL – Manor Farm, Shripney Lane, Bersted – **Approved subject to conditions**

BE/76/21/HH – 111 Stroud Green Drive – **Approved subject to conditions**

BE/83/21/A – Land at saltbox west of Shripney Road – **Approved subject to conditions**

21142

Draft West SUSSEX Transport Plan 2022-2036 Consultation to 8th October.

Cllr Spencer had attended a webinar and gave members an update that the plan is encouraging electric cars, upgrading public footpaths into bridleways. The Deputy Clerk informed members the consultation is open until 8 October if members wish to comment.

21143 Rampion 2, Public Consultation open until 16th September.

Cllr Dear had attended a Zoom meeting which gave a presentation on the proposals. The cabling from this proposal will go as far as Bolney, but there are no consideration to working with the proposed incinerator at Ford with regards cabling as they are using different cables. The size of the windfarm turbines will be larger than those at Worthing. Members agreed to make no comments. **RESOLVED** to make no comments as a Parish to this consultation.

21144 Correspondence

An email from West Sussex Association of Local Councils (WSALC) regarding town and parish concerns regarding long standing issues with Southern Water over waste water and sewage leakage in their communities. Also differing views on the value of Neighbourhood plans and the recognition they receive from District Councils. WSALC is keen to gather views from towns and parishes on both issues.

An email from WSCC regarding County Local Committees (JWAAC etc) these will now be replaced by informal County Local Forums for a trial year from the Autumn. They will have a forum 3 to 4 times a year based on District geography to enable County Councillors to discuss current local issues related to County business. They hope to have interaction from local residents about the County Council services and activities that may affect them. If town and parishes have any comments on how they might be involved in these forums, please let the Deputy Clerk know before 16th August so that she can feedback to County. C. Cllr Greenway assured members he would attend and represent Bersted at these meetings where possible.

21145 Matters Arising

Cllr Spencer informed members he had been approached by residents in North Bersted Street for a sign to mark it as a conservation area and welcome to North Bersted Street. Members had no comments to make.

There being no further business the Chairman closed the meeting at 19:48

Signed..... Committee Chairman Date