

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 5th APRIL 2022
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

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

In attendance: 6 members of the public

Sue O'Connell – Deputy Clerk

C. Cllr K. Greenway

21418 Apologies for Absence

None

21419 Declarations of Interests

None

21420 Public Session was opened at 19:01

C. Cllr Greenway spoke to members about his concerns regarding application WSCC/07/22 – Elbridge Farm – variation of conditions. He is concerned there is a lack of wheel washing facilities, extra movements to and from the site over a dedicated cycle path, the dust created by the extra movements will affect the A259, homes and businesses nearby, the bus stops opposite the site entrance.

Members of the public from Babsham Lane attended and spoke to members about the concerns they have with application as they feel they will be directly affected as Recycle Southern store their overflow of empty skips at the rear of Babsham Business Centre, more lorries will be passing their properties as skip storage at Elbridge Farm has been removed from their proposed plans, Recycle Southern's website states they have permission already to process 75,000 tons per year. They are concerned that the original condition 11 states up to 30,000 tons per year, so that it protects the environment and allowing the proposed extra tonnage will go against this.

Public Session closed at 19:27

21421 Minutes of the Last Meeting 1st March 2022

RESOLVED that the Minutes of the Meeting 1st March 2022, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

21422 Matters Arising from the Minutes

None

21423 Planning Applications Received

The Chairman asked that Application WSCC/07/22 was looked at first. Members agreed.

a)

Application No.

WSCC/007/22

Location

Elbridge Farm

Proposal

Proposed variation of conditions 2 and 11 of planning permission WSCC/036/14/BE to increase throughput of waste from 30,000 tonnes per annum to 75,000 tonnes per annum and seek approval for minor changes to the site layout.

Applicant

Recycle Southern Ltd

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

Bersted Parish Council believe the proposed variation of conditions 2 and 11 contravene the following policies of the **WSCC Waste Local Plan**

Policy W3: Location of Built Waste Management Facilities

point C (ii)

Proposals for new facilities within the boundaries of existing waste management sites to enable the transfer, recycling, and recovery of waste, will be permitted unless:

(ii) continued use of the site for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment.

The extra lorry movements up to 150 a day to process 75,000 tons per year up from the permitted 30,000 will impact the surrounding homes and businesses, with regards noise and dust.

Policy W18: Transport

Proposals for waste development will be permitted provided that:

(a) where practicable and viable, the proposal makes use of rail or water for the transportation of materials to and from the site;

(b) transport links are adequate to serve the development or can be improved to an appropriate standard without an unacceptable impact on amenity, character, or the environment;

and (c) where the need for road transport can be demonstrated:

(i)

(ii) vehicle movements associated with the development will not have an unacceptable impact on the capacity of the highway network;

(iii) there is safe and adequate means of access to the highway network and vehicle movements associated with the development will not have an adverse impact on the safety of all road users;

(iv) satisfactory provision is made for vehicle turning and parking, manoeuvring, loading, and, where appropriate, wheel cleaning facilities;

The documents lodged provide traffic data based on 2014 figures, these should be showing current traffic figures, not 8 years old data. They also do not mention the permitted cycle path that crosses the entrance to this site, no mitigation has been provided to ensure the safety of cyclists and pedestrians. The swept path analysis is based on HGV vehicles 10m in length, it does not show articulated lorries at 16.5m in length that enter the site. A new swept path analysis should be provided. Wheel washing facilities are not being provided, if they were it would help alleviate the dust and dirt currently taken onto the A259 by lorries.

Policy W19: Public Health and Amenity

Proposals for waste development will be permitted provided that:

(a) lighting, noise, dust, odours and other emissions, including those arising from traffic, are controlled to the extent that there will not be an unacceptable impact on public health and amenity;

(b) the routes and amenities of public rights of way are safeguarded, or where temporary or permanent re-routeing can be justified, replacement routes of comparable or enhanced amenity value are provided; and

(c) where necessary, a site liaison group is established by the operator to address issues arising from the operation of a major waste management site or facility.

The proposals will significantly affect noise levels, dust and light pollution in a semi rural area. The northern eastern boundary fencing and hedgerow are not in situ as shown on the proposed plans and the area is open to the fields behind.

Operations on site could be alleviated if the site had an enclosed roof covering which would reduce noise, dust and light levels therefore would not impact on public health.

Policy W21: Cumulative Impact

Proposals for waste development, including the intensification of use, will be permitted provided that an unreasonable level of disturbance to the environment and/or local communities will not result from waste management and other sites operating simultaneously and/or successively.

Phasing agreements may be sought to co-ordinate working, thereby reducing the cumulative impact.

The cumulative impact of this site has not considered that skip storage has been removed on the proposed plans and that Recycle Southern have permission (BE/79/17/PL) to store empty skips at the rear of Babsham Business Centre, off Babsham Lane further down the A259 leading to the relief road. The impact of extra lorry movements, if this application is approved, past the houses here will cause extra noise, dust and inconvenience to these residents.

If WSCC were to be minded to approve this application the following conditions should be attached:-

1. Wheel washing facilities are provided and used for the lorries and other vehicles leaving the site to avoid mud/dirt on the A259
2. All skips have socks on to reduce the noise of the chains
3. A259 is washed down every day and the access road leading into the site
4. Left turn out of the site is strictly adhered to.
5. Resurface the carpark leading into the site
6. Regular air monitoring regarding dust created by the lorry movements

- b) App. No. BE/15/22/PO
 Site: Flat 11 Dove Court, Sherwood Road, Bersted
 Application: Application to modify a Section 52 Agreement from 1987 and linked to planning permission BE/137/86 in order to change the occupations allowed from 26 sheltered units to 27 sheltered units.

RESOLVED to make the following comment: - NO OBJECTION

- c) App. No. BE/16/22/PL
 Site: Arun Retail Park, Shripney Road, Bersted
 Application: External alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive through lane, reconfiguration of cycle parking, new pedestrian crossings, and the increase in number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping and associated works. This site is in CIL Zone 4 (Zero Rated) as other development.

RESOLVED to make the following comment: - NO OBJECTION

- d) App. No. BE/17/22/PL
 Site: Bognor Garage, Shripney Road, Bersted
 Application: Redeveloped to provide a modern vehicle service facility for all types of vehicles up to class 7, which will include all motor cars and commercial vehicles up to 3,500KG i.e. small vans. (this site is in CIL zone 4 (Zero rated) as other development)

RESOLVED to make the following comment: - NO OBJECTION

- e) App. No. BE/18/22/A
 Site: Arun Retail Park, Unit G Shripney Road Bognor Regis PO22 9NF
 Application: Installation of 5 x internally illuminated, and 1 x externally illuminated fascia signs, 1 x internally illuminated totem sign, 1 x internally illuminated free standing height limiter sign, 1 x internally illuminated rotating board, 1 x freestanding order point sign, 1x internally illuminated menu board, 1 x internally illuminated billboard and 1 x internally illuminated wayfinding sign.

RESOLVED to make the following comment: - NO OBJECTION

- f) App. No. BE/23/22/T
 Site: 78 North Bersted Street, Bersted

Application: Fell 1 No. Yew Tree

No objections. Tree officer recommends consent with conditions to replace tree within 2 years of it being felled.

RESOLVED to make the following comment: - NO OBJECTION but would like a condition added that a replacement tree is planted as suggested by the tree officer in their report.

21424

Planning Decisions

Members noted the list of decisions made by Arun DC.

BE/12/22/HH – 18 Addison Way – **Approved subject to conditions**

BE/11/22/HH – 13 Newtown Avenue – **Approved subject to conditions**

BE/9/22/HH – 48 Osprey Gardens – **Approved subject to conditions**

21425

Litter Pick Schedule for Bersted and Shripney in 2022.

Members were asked to agree the schedule of dates covering areas in Bersted and Shripney in 2022.

| Location | Date | Day | Time |
|-------------------------------------|------------|-----|------|
| Bersted Brooks inc. Rowan Way | 10/04/2022 | Sun | 11am |
| Shripney | 08/05/2022 | Sun | 1pm |
| Stroud Green | 12/06/2022 | Sun | 1pm |
| Trees Estate | 10/07/2022 | Sun | 1pm |
| Central Avenue | 14/08/2022 | Sun | 1pm |
| Romney Broadwalk /Van Gogh Place | 11/09/2022 | Sun | 1pm |
| Bersted Park | 09/10/2022 | Sun | 1pm |

RESOLVED to agree the schedule of dates for litter picking in Bersted and Shripney.

21426

Correspondence

Notification from Arun DC that they have not received any CIL income for the period 1st October to 31st March for Bersted. There remains £487.85 from the previous six-month period.

21427

Matters Arising

None

There being no further business the Chairman closed the meeting at 20:00

Signed..... Committee Chairman Date