

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 6th JUNE 2017
AT BERSTED JUBILEE HALL, CHALCRAFT LANE**

Present: Cllrs. D. Lainchbury, B. Knight, J. Spencer, W. Kapp and Mrs G. Yeates (Vice Chairman).

In attendance: 4 members of the public.

Mrs D. Holcombe (Clerk/RFO)

17045 Election of Committee Chairman

No Nominations had been received.

Cllr Mrs Yeates was nominated by Cllr. Jonathan Spencer and was seconded by Cllr. Knight

Cllr. Mrs Yeates was elected unopposed as Chairman.

RESOLVED that Cllr. Mrs Yeates was duly elected Chairman of Planning.

17046 Election of Committee Vice Chairman

No nominations had been received.

Cllr. Jonathan Spencer was nominated by Cllr Yeates and was seconded by Cllr Lainchbury.

Cllr. Jonathan Spencer was elected as Committee Vice Chairman.

RESOLVED that Cllr. Jonathan Spencer was duly elected Vice Chairman of Planning

17047 Apologies for Absence

Cllr Barratt (other business) and Assistant Clerk (annual leave)

17048 Declarations of Interests

None

17049 Public Session

Members of the public declared they had only become aware of the proposed Chalcraft Lane through banners displayed and queried what will happen next. Cllr Knight welcomed the electorate and explained what the Parish Council has been doing and reassured them that Bersted Parish Council will do all they can to oppose this development, he further explained that as Arun DC is the planning authority they do not necessary have to take into consideration the Parish Councils objections or concerns. Cllr Lainchbury also explained that District Councils must to meet housing numbers under the Objectively Assessed Numbers(OAN) arrangements. He further explained that the Church Commissioners have announced that they had made a £8 million profit last year and therefore fails to understand why they are selling off so much of their land throughout the UK. Cllr Lainchbury further commented on the actual realities of Bersted Park is that up to 80% house owners he has personally spoken to commute daily for employment to areas as far as Gatwick, Southampton and Bournemouth. This in his opinion would be the same scenario in the Chalcraft Lane development, as “affordable housing” is only affordable if everyone commutes to earn sufficient. Cllr Yeates gave an overview of the help Bersted PC has given to the electorate to comment on the Local Plan, members of the public were encouraged to leave their details should they wish to be kept informed of events as they unfold. Cllr Kapp also commented on how hard it was for the general electorate to comment on the Local Plan and considering there is a large retired population that are not confident to submit forms electronically it would be interesting to see if the inspector picks up on this and is satisfied that Arun’s consultation is satisfactory. Members of the



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public agreed with the Council's comments, thanked Council for their help and left their details with the Clerk as they left the meeting.

17050 Minutes of the Last Meeting 2nd May 2017

RESOLVED that the Minutes of the Meeting of 2nd May 2017, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

17051 Matters Arising from the Minutes

Minute 16447 - Cllr Knight commented that minute 16447 which referenced minute 16411 should be amended to reflect that the decision on the New Barn Lane access was already made by Arun and the fact that Cllr Yeates was unfortunately detained so arrived too late had no bearing on this decision.

Minute 16451 - Cllr Knight commented that this should be amended to reflect that Aldingbourne have failed to attend the meetings that they requested were set up.

Minute 16453 - Cllr Knight reported that he has been informed by Arun DC that he has bought reproach on Bersted Parish Council with his comments that "Arun need to go to Spec Savers as they have failed to supply the correct bench as a memorial for Cllr Gez Watson". However, as Arun DC insisted that the Parish must order and pay for the bench through Arun and they will supply and install it, Bersted have followed the correct procedure. The bench was originally installed in March and continues to be unsatisfactory.

17052 Planning Applications Received

- a) App. No. BE/41/17/HH
 Applicant: Mr M J Mackeddie-Haslam
 Site: 34 Central Avenue, Bertsed
 Application: Single storey front and rear extensions, two storey rear extension and rear leaded bay window.

Front is up to the building line, but a precedent has already been set – see screen shot

RESOLVED to make the following comments: **No objection**
 (due to precedent already set and no objection letters received).

- b) App. No. BE/46/17/HH
 Applicant: Mrs E Bosher
 Site: 34 Chalcraft Lane, Bersted
 Application: Rear single storey extension and internal alterations

Large rear garden, and not near any neighbour's boundaries

RESOLVED to make the following comments: **No objection**
 (due to precedent already set and no objection letters received).

- c) App. No. BE/56/17/HH
 Applicant: Mr Wood
 Site: Green Gates, Shripney Road, Bersted
 Application: Rear extension. Amendment to previous approved planning application BE/20/15/HH

Adding a garage with room over to previously approved planning application

RESOLVED to make the following comments: **No objection**
 (due to precedent already set and no objection letters received).



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- d) App. No. BE/60/17/PL
 Applicant: Euro Garages
 Site: Regis Service Station, 449 Chichester Road, Bersted
 Application: Application for removal of condition 15 imposed under BE/138/06 to allow 24hour use to accord with applications for the shop extension & ATM.
Condition 15 restricts the use of bays near to 447 Chichester road between the hours of 22:00 and 07:00. Now want 24hr access.

RESOLVED to make the following comments: **Objection**

(Comments: Unneighbourly. The condition originally imposed should remain due to its close approximately to residential properties).

- e) App. No. BE/63/17/OUT
 Applicant: Castle Property Developments
 Site: The Cottage, Shripney Road, Bognor Regis
 Application: Outline planning application with some matters reserved (Access only) for 20No. houses & flats, 1No. replacement dwelling (21No. units in total) with car parking, landscaping & associated infrastructure & access off Shripney Road (A29), following the demolition of the existing dwelling & outbuildings. This application is a Departure from the Development Plan
21 units a mixture of 6 affordable flats and 15 houses, including 1 separate replacement dwelling. Parking spaces 19, plus driveways to 11 houses. No comment yet from highways.

RESOLVED to make the following comments: **Objection**

(Comments: Bersted Parish Council wishes to object to the proposed development at The Cottage, Shripney Road, on the following grounds:

- 1 The site is outside the designated built up area boundary both in your current and emerging Local Plans.
- 2 The access is directly onto the A29 and, even with the proposed entrance change, it will still be dangerous for traffic entering and emerging, and would be exacerbated due to the proximity of the exit from the Robin Hood Public House restaurant and hotel.
- 3 Residents of Shripney village are already finding it difficult to get onto the A29 and a significant number of properties must access it from the service road which emerges at a difficult angle not far from the proposed site entrance. In order to get onto the A29 at this point, it is necessary to accelerate and this is likely to cause collisions.
- 4 The volume of traffic along the road is expected to increase by a significant amount due to the housing proposed just to the north in the Local Plan and this will make matters even more hazardous.
- 5 The location of the site is not in any way a 'sustainable' location and presumably this is why it is outside of the built-up area boundary. There is no walkway on this side of the road (and only a narrow one from the village south towards Bognor Regis which is unsuitable for prams or mobility scooters). There is no safe cycleway in the vicinity of Shripney at all. The bus service runs hourly (first bus to Bognor Regis leaves at 8.08am and the last bus back leaves Bognor Regis at 5.40pm) and there is no service whatsoever on a Sunday.
- 6 Whilst the inclusion of a play area for resident children is a definite asset, because of the danger of the road, it may well encourage other children in the locality to attempt the crossing. The section of Shripney Road (A29) where the entrance to the proposed development will be



has historically been the point of the deepest flooding. When the A29 has remained even partially open, the main carriageway at this point is completely impassable and traffic has always been diverted along the service road. Therefore, the exit/entrance to this proposed estate would be unusable.

- 7 There is a 'character' house on the site which epitomises the rural nature of the village and this will be lost.

- f) App. No. BE/64/17/PL
 Applicant: Mr & Mrs Grainger
 Site: Rear of Blackberry House, Berry Lane, Bersted
 Application: Single storey dwelling. Amendments to planning permission BE/53/15/PL. This application affects the setting of the adjacent Bersted conservation area.
Additional velux windows, additional windows to NE and NW and a utility room to previously approved plans. Also a document to contribute to a S106 agreement.
RESOLVED to make the following comments: **No objection**
 (no objection letters received).

17053

Planning Decisions

Members noted the list of decisions made by Arun DC a copy of which is appended to these Minutes.

17054

BE/65/17/EIA – Scoping report for West Bersted – Church Commissioners

Members consider the scoping report and agreed to comment that the scope set out by the applicant is satisfactory for the present. We look forward to receiving their report and will then make comment once we have reviewed their findings.

RESOLVED to make the following comment: That the scope set out by the applicant is satisfactory for the present. We look forward to receiving their report and will then make comment once we have reviewed their findings.

ACTION Clerk to reply to Arun DC by deadline of the 8th June 2017.

17055

Pagham PC – Letter of support

Members considered the request from Pagham PC to write to the Secretary of State for DCLG in support their request to him to call in the 3 outline planning applications made for approx. 1200 homes. Members agreed to support Pagham Parish Council. Cllr Lainchbury offered to support the Clerk with this matter.

RESOLVED to write a letter of support for Pagham to the Secretary of State.

ACTION Clerk to forward letter to Pagham, Aldwick and Secretary of State as agreed by Council.



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17056 Cluster Group Meeting held on 23rd May at Aldwick PC Office
 The Clerk informed members that she and Cllr Knight had attended the meeting, the outcome agreed was that monthly meetings would be beneficial. Agreed that Aldwick, Bersted and Pagham would aim to work together as a region of parish councils giving each other support and sharing all information beneficial as received, to enable them to act as a united cluster group. Next meeting will be held on 22nd June to discuss the outcome of the Parish Council meeting which is to be held at Arun DC of the 13th June and agree a way forward. Aldwick to host.

17057 Focus Group Meeting held on 23rd May at Bersted Jubilee Hall
 Cllr Mrs Yeates informed members that the Focus Group is still in progress and she will update the Clerk after further discussion with Cllr Lury.

17058 Correspondence
 The Clerk had received the following: A request from the neighbouring phone mast owners to liaise with Council to discuss any options for re-location due to their landlord serving them notice that they are on borrowed time.
 A letter from Portsmouth Water notifying of works to replace mains in West Meads due to commence in St Peters Close on 5th June for 7 weeks, Blenheim Court on 3rd July for 10 weeks and Churchill Avenue on 17th July for 4 weeks.
 A leaflet from CPRE to inform that Highways England will begin a consultation this summer to invite views on the options for a new bypass for Arundel.
 Various letters/emails also received from the electorate in connection with their comments on the Local Plan and their objection letters regarding the proposed Chalcraft Lane development by the Church Commissioners, to the Bishop of Chichester, MPs and Arun DC.

17059 Urgent Matters
 Cllr Spencer commented that he has had nine electorate inform him of their concerns at crossing between Rowan Way and North Bersted street due to speeding cars.
 Clerk commented that she would raise this with WSCC but the way forward is for everyone to complain individually to WSCC and the Police.

There being no further business the Chairman closed the meeting at 21:05

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



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