

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE  
OF BERSTED PARISH COUNCIL  
HELD AT 19:00 ON TUESDAY 1<sup>st</sup> AUGUST 2017  
AT BERSTED JUBILEE HALL, CHALCRAFT LANE**

**Present:** Cllrs. C. Barratt, K. Greenway, D. Lainchbury, Miss W. Kapp, B. Knight, P. Ralph, J. Spencer (Vice Chairman), and Mrs G. Yeates (Chairman).

**In attendance:** 1 member of the public

Mrs D. Holcombe (Clerk) and Mrs S. O'Connell (Deputy Clerk)

Paul Hanson - Landlink, Nia Russell –Mango Planning & Development Limited, Trevor Scale - Mountford Piggott Architecture Masterplanning Design and Will Marsh – Marsh and Baxter Commercial Property Advisors.

Miss Fiona Callingham – Bognor Post

**17117 Presentation by Landlink – Saltbox Field**

Paul Hanson from Landlink gave an overview of the planned usage for Saltbox field, in line with Arun District Council's Local Development Order (LDO). The employment site is 29 acres in size and is proposed to have industrial, warehouse distribution, a hotel, drive-through restaurants, restaurant and pub. Warburtons will be taking one unit for distribution. The hotel, pub and restaurant will be able to provide accommodation and facilities for people working on site. It is envisaged that jobs will be created for around 500 – 1000 people. The design will include buffer zones to blend in with the nearby Bersted Brooks and Shripney Village.

A hybrid planning application will be submitted to Arun DC shortly and building is hoped to be started within a year. Infrastructure will be put in for the whole site at the beginning of the development.

Members were impressed with the layout and mixture of uses. Members did however question the surrounding road network i.e. A27, A29 and A259 and the problems that may be faced by hauliers with all the housing development proposed around them. They agreed there is no solution at the moment. Members asked that Landlink considers having a road through the employment site linking the North Bersted Relief Road to the new Shripney roundabout, which would take large vehicles straight to the site. Members also asked them to consider access to the site by foot for workers that do not have transport. Paul Hanson thanked members for listening to the proposals and their comments which had proved useful. They hoped to arrange public sessions at a later date and would liaise with the Clerk and Deputy Clerk for this.

Members thanked them for the presentation.

**17118 Apologies for Absence**

Cllr Marshall (other business)

**17119 Declarations of Interests**

Cllr Mrs Yeates declared a personal interest in application BE/70/17/HH

**17120 Public Session**

None

**17121 Minutes of the Last Meeting 4<sup>th</sup> July 2017**

**RESOLVED** that the Minutes of the Meeting of 4<sup>th</sup> July 2017, having been circulated in advance, be taken as read and signed by the Chairman as a true record.



**LOTTERY FUNDED**

**17122 Matters Arising from the Minutes**  
None

**17123 Planning Applications Received**

- a) App. No. BE/70/17/HH  
Applicant: Mr Andrew Small  
Site: 1 Old Moat Close, Bersted  
Application: Rear single storey extension with a pitched roof. This application affects the character & appearance of Shripney Conservation Area.

**RESOLVED** to make the following comments: NO OBJECTION

- b) App. No. BE74/17/PL  
Applicant: Knightsgate UK Ltd  
Site: 27 North Bersted Street, Bersted.  
Application: Demolish existing bungalow, create a new access road & erect 10 No. 2 storey houses (amendment to application BE/45/16/PL)

**RESOLVED** to make the following comments: NO OBJECTION

- c) App. No. BE/77/17/T  
Applicant: Mr Richard Davis  
Site: Blackbirds, North Bersted Street, Bersted  
Application: 5m crown lift & 2m reduction to western side of 2 No. Sycamores. 7m crown reduction to previous pruning points to 2 No. Sycamores

**RESOLVED** to make the following comments: NO OBJECTION

- d) App. No. BE/79/17/PL  
Applicant: Recycle Southern Ltd  
Site: Babsham Business Centre, Babsham Lane, Bersted  
Application: Change of use of land for skip storage.

*The Deputy Clerk informed members that the applicant had confirmed to the case officer that the site is being used as an overflow storage centre for their Elbridge recycling site. Also skips will be empty. They do not know the amount of vehicle movements that will take place down the lane.*

**RESOLVED** to make the following comments: NO OBJECTION

- e) App. No. BE/81/17/HH  
Applicant: Mrs A Ayres  
Site: Lindisfarne, Babsham Lane, Bersted  
Application: Single storey rear extension  
*Small rear extension to provide dressing room and downstairs shower & toilet, redesign of sunroom to bedroom*

**RESOLVED** to make the following comments: NO OBJECTION

- f) App. No. BE/83/17/PL  
Applicant: Mr A Symonds  
Site: Land adjacent to 385 Chichester Road and 24 Ashurst Close, Bersted  
Application: 1 No. dwelling & associated parking

**RESOLVED** to make the following comments: OBJECTION for the following: -  
Overdevelopment and access is close to the junction on Chalcraft Lane.



- g) App. No. BE/88/17/DOC  
 Applicant: Mr J Dixon  
 Site: Spinney Cottage, Shripney Lane, Bersted  
 Application: Application for approval of matters reserved by conditions imposed under BE/12/16/L relating to condition 3 for schedule & samples of materials & finishes.  
**RESOLVED** to make the following comments: NO OBJECTION
- h) App. No. BE/94/17/HH  
 Applicant: Mr & Mrs Evans  
 Site: 65 Van Gough Place, Bersted  
 Application: proposed rear extension  
**RESOLVED** to make the following comments: NO OBJECTION
- i) Traffic Regulation Order Consultation  
 CHS-9021-RC: A259 Bognor Road, Chichester  
 Prohibition of right turn & U-Turns Order 2017  
**RESOLVED** to make the following comments: No Comments to be made.

**17124 Planning Decisions**

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

**17125 Focus Group Meetings**

Cllr Mrs Yeates informed members that the Bersted focus group met on 31<sup>st</sup> July and are getting leaflets ready for stalls at the forthcoming events at Pagham on Parade and West Meads Alpha Pet Dog Show both 20<sup>th</sup> August.

**17126 Forth Coming Appeals and Hearings**

**To consider the following: -**

- i) **BE/15/17/PL** – Representations to Arun DC by 11<sup>th</sup> August. (Bersted did not object to this) Members agreed there were no further comments to make on this application.
- ii) **BE/77/16/OUT** – New Barn Lane Appeal – Church Commissioners 50 homes. Hearing date is 26<sup>th</sup> September at Arun DC offices. Copies of the objection and letters to SOS will be circulated. Appeal Ref: - APP/C3810/V/17/3166900  
 Members felt that the result of the Fontwell Appeal having been lost did not bode well for Bersted's appeal. One or two from the Planning Committee will attend the hearing on behalf of the Parish Council.

**17127 Correspondence**

The Clerk has received the following: -

A letter from the CPRE outlining the meeting possibly on 29<sup>th</sup> August to discuss the Arun Local Plan Inspectors comments – venue to be decided

The next Clerks parish briefing at Arun DC is being held on 30<sup>th</sup> August and will be attended by the Clerk and Councillor Mrs Yeates.

An email was received from Middleton on Sea residents group regarding Arun DC's change to delegated powers to planning officers. The resident group challenged the new powers which resulted in Arun DC amending the wording for delegated powers on householder applications. The email had previously been circulated to members.



**17128**      **Urgent Matters**  
None

There being no further business the Chairman closed the meeting at 19:55

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



**LOTTERY FUNDED**