

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE  
OF BERSTED PARISH COUNCIL  
HELD AT 19:00 ON TUESDAY 5<sup>th</sup> SEPTEMBER 2017  
AT BERSTED JUBILEE HALL, CHALCRAFT LANE**

- Present:** Cllrs. K. Greenway, D. Lainchbury, Miss W. Kapp, B. Knight, T. Marshall, P. Ralph, J. Spencer, and Mrs G. Yeates (Chairman).
- In attendance:** 0 member of the public  
Mrs D. Holcombe (Clerk) and Mrs S. O'Connell (Deputy Clerk)  
Kelly Wickham Bognor Observer
- 17144      **Apologies for Absence****  
Cllr Barratt (other business)
- 17145      **Declarations of Interests****  
None
- 17146      **Public Session****  
None
- 17147      **Minutes of the Last Meeting 1<sup>st</sup> August 2017****  
**RESOLVED** that the Minutes of the Meeting of 1<sup>st</sup> August 2017, having been circulated in advance, be taken as read and signed by the Chairman as a true record.
- 17148      **Matters Arising from the Minutes****  
None
- 17149      **Planning Applications Received****
- a)      App. No.      BE/90/17/PL  
Applicant:      Mr Robert Hayler  
Site:      Garage Compound, Burchett Walk, Bersted  
Application:      Construction of 2 No. garages  
**RESOLVED** to make the following comments: NO OBJECTION
- b)      App. No.      BE/97/17/L  
Applicant:      Mr D Neame  
Site:      Rambler Cottage, Shripney Lane, Bersted  
Application:      Application for Listed Building Consent to change thatching material from combed wheat to water reed. This application affects the character & appearance of Shripney Conservation Area.  
**RESOLVED** to make the following comments: NO OBJECTION
- c)      App. No.      BE/102/17/OUT  
Applicant:      Landlink Estates  
Site:      Salt Box Field, Land off Rowan Way, Bersted  
Application:      Hybrid application comprising Outline application for development of



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employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

**RESOLVED** to make the following comments: OBJECT for the following: -

**Bersted Neighbourhood Development Plan Policy EE3** – This application does not comply with the policy as far as B8 use is concerned. Appendix G of the Neighbourhood Plan states B2 & B8 is incompatible with the rural/residential areas outside of the agreed zone due to size/number of vehicle movements and the relatively low number/value of jobs being created which is not the diverse range of industry which would be encouraged.

**Bersted Neighbourhood Development Plan Policy GA3** – This application does not comply with the policy. This application will cause more traffic on the already congested road network around Rowan Way and the A29 through Shripney. The highway safety of other vehicles using these roads, especially around the Bognor Regis Retail Park and Southern Cross Trading Estate are a major concern, which makes egress from Halfords dangerous and congestion, at times, tails back to Bognor Memorial Hospital roundabout.

The application does not provide any mitigation measures to ease congestion.

The Parish Council considers a road bypassing Rowan Way from the roundabout at the entrance to the site, through the proposed site to join up with the relief road would mitigate the traffic problems as highlighted above, making the site more attractive to potential business wishing to come to this site.

17150

#### **Planning Decisions**

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

17151

#### **Focus Group Meetings**

Cllr Mrs Yeates informed members that the group hopes to get together and go to the Civic Offices at Arun DC and demonstrate outside regarding the Local Plan hearings. The group had attended the Alpha Pet Show and Pagham on Parade and there had also been a photo shoot with the Bognor Post to raise awareness of the Chalcraft Lane proposed housing numbers.

17152

#### **Forth Coming Hearing - BE/77/16/OUT – New Barn Lane Appeal – Church Commissioners 50 homes.**

The Deputy Clerk informed members that she had spoken with the Planning Inspectorate about the appeal hearing. Cllr Mrs Yeates will be attending on behalf of the parish, with 1 or 2 other members and it was agreed that a meeting should take place, for those that wish to attend, before the hearing to discuss what will be said.

**RESOLVED** that Cllr Mrs Yeates would attend plus 1 or 2 other councillors and a meeting of those attending will be held beforehand to discuss what will be said.

17153

#### **A27 Arundel Bypass – Public Consultation – 22 August to 16 October**

Cllr Mrs Yeates informed members that there was a presentation at Fontwell on 5<sup>th</sup> October 2-8pm. Cllr Greenway informed members he had attended the briefing session at Arundel and his preferred option was 5a. Members agreed that they would respond to the consultation individually. The survey can be found on WSCC website.

**RESOLVED** that councillors would respond individually to this consultation.



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**17154**            **Correspondence**  
The Assistant Clerk has received the following: -  
A brief summary from the CPRE Cluster Meeting on 29<sup>th</sup> August at Barnham Community Hall, circulated to members at the meeting.

**17155**            **Urgent Matters**  
None

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

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

Subject to Ratification



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