

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE  
OF BERSTED PARISH COUNCIL  
HELD AT 19:00 ON TUESDAY 7<sup>th</sup> AUGUST 2018  
AT BERSTED JUBILEE HALL, CHALCRAFT LANE**

**Present:** Cllrs. C. Barratt, K. Greenway, B. Knight, J. Spencer and Mrs G. Yeates (Chairman).

In attendance: 0 members of the public  
Mrs S O'Connell (Deputy Clerk)

Before the meeting began Andy Elders from Arun DC Residential Services and Graham Maunders from Sussex Community Housing Hub gave a talk about Community Led Housing and Community Land Trusts.

Andy Elder explained his role at Arun DC and that grants are available to help communities if they wanted to form a Community Land Trust (CLT). Arun DC can provide guidance for any groups formed.

Graham Maunders gave a presentation on Community Led Housing and how communities can have a say in providing housing for local people to meet their needs, either by shared ownership/ part rent or rental only. These houses would be community owned and managed and not for profit.

More information can be found on the Sussex Community Housing Hub website - [www.sussexcommunityhousinghub.org](http://www.sussexcommunityhousinghub.org)

The planning meeting began at 19:55

**18139**

**Apologies for Absence**

Cllrs Miss Kapp, Meagher and Woodall  
Mrs Holcombe (Clerk)

**18140**

**Declarations of Interests**

Cllr Mrs Yeates declared a personal interest in application BE/76/18/HH

**18141**

**Public Session**

None

**18142**

**Minutes of the Last Meeting 3<sup>rd</sup> July 2018**

**RESOLVED** that the Minutes of the Meeting of 3<sup>rd</sup> July 2018, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

**18143**

**Matters Arising from the Minutes**

Minute 18102 – Cllr Spencer asked if there was any more information from Arun DC regarding coaches parking in Rowan Way. The Deputy Clerk replied she had not received any more information.

**18144**

**Planning Applications Received**

- a) App. No. BE/68/18/PL  
Site: 16 Elbridge Avenue, Bersted  
Application: Change of use of conservatory to dog grooming business

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

- 1) It does not conform to Bersted Neighbourhood Plan Policy EE3, as the change of use to a commercial activity will impact on a residential area and set a precedent.
- 2) increase in vehicle movements and parking in a residential area that already suffers from inconsiderate parking due to the developments poor design for providing adequate parking.
- 3) unneighbourly with noise and disturbance from the business

- b) App. No. BE/69/18/HH  
 Site: 40 South Way, Bersted  
 Application: Ramp to east elevation  
**RESOLVED to make the following comment: NO OBJECTION**
- c) App. No. BE/74/18/PL  
 Site: 1 Finch Gardens, Bersted  
 Application: Erection of 1 No. attached dwelling  
**RESOLVED to make the following comment: OBJECT for the following: -**  
 1) overdevelopment and not sustainable as required in the Arun LP Policy SD SP1  
 2) Bersted Neighbourhood Plan Policy HDQ8 requires two parking spaces per dwelling and the planning committee does not consider this application has the space to provide that for the existing and new dwelling. (each frontage is 4 metres wide)  
 3) Highway safety – the proposed dwelling is at the junction of a road and causes concern for entry and egress from the property.
- d) App. No. BE/76/18/HH  
 Site: 1 Old Moat Close, Bersted  
 Application: Single storey rear extension with pitched tiled roof (resubmission following BE/9/18/HH). This application affects the character & appearance of Shripney Conservation Area.  
**RESOLVED to make the following comment: NO OBJECTION**
- e) App. No. BE/79/18/HH  
 Site: 421 Chichester Road, Bersted  
 Application: Ramped access to front door  
**RESOLVED to make the following comment: NO OBJECTION**

#### 18145 Planning Decisions

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

#### 18146 Arun Local Plan- Adopted

To note that the Arun Local Plan was adopted on 18<sup>th</sup> July at the Arun DC Council Meeting.

#### 18147 Arun DC, Non – Strategic Small Sites DPD Methodology

Members looked at the technical advice note produced by Arun DC.

They would like to thank Arun DC for taking account that Bersted has a large strategic site planned in the Local Plan, and that they have listened to the comments of the Council not to increase our allocation further.

**ACTION** the Deputy Clerk to pass on the comments of the Planning Committee to Arun DC.

#### 18148 Focus Group Meetings

Cllr Spencer informed members there was a meeting on 8<sup>th</sup> August.

#### 18149 Correspondence

- Email from Arun DC regarding street naming for the development off North Bersted Street. The proposed name is Burberry Close.
- Email from WSCC regarding the West Sussex Minerals & Waste Planning Policy. Email circulated to members.
- Email from Arun DC with a feedback report of the recent Planning Peer Review. Email circulated to members.

- Copy of a letter sent to WSCC Highways asking for WSCC to consider planting trees along Greystone Avenue and Chichester Road opposite the garage.

**18150            Urgent Matters**

Cllr Barratt informed members of inconsiderate road works started on a Friday, leaving access into Winston Close from New Barn Lane for a saloon car only. There were no temporary parking restrictions, therefore causing safety issues. Having contacted Linden Homes and WSCC it became apparent that they did not have any immediate concerns for the safety of residents and no further action was taken. This is of great concern to residents as the build on the first site is only in the early stages and there is a second site adjacent which has also been consented.

There being no further business the Chairman closed the meeting at 20:40

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

Subject to Ratification