

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 8th JANUARY 2019
AT BERSTED JUBILEE HALL, CHALCRAFT LANE**

Present: Cllrs. R. Dear, K. Greenway, S. Hearn, Miss W. Kapp, B. Knight, D. Meagher, J. Spencer and Mrs G. Yeates (Chairman).

In attendance: 1 member of the public
Mrs D Holcombe (Clerk) and Mrs S O'Connell (Deputy Clerk)

18322 Apologies for Absence
Cllr Woodall

18323 Declarations of Interests
None

18324 Public Session opened at 19:01
The member of the public present gave his views on the Traffic Regulation Order for no right turns into and out of Arun Retail Park, off Rowan Way and the cycle path along Rowan Way.
The public session ended at 19:16

18325 Minutes of the Last Meeting 4th December 2018
RESOLVED that the Minutes of the Meeting of 4th December 2018, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

18326 Matters Arising from the Minutes
Minute 18300 – Cllr Spencer informed members that no buses had been seen outside Bartons old school site.

18327 Planning Applications Received

- a) App. No. BE/129/18/A
Site: Bersted Park (Site 6), Chichester Road, Bersted
Application: 2 No. non-illuminated front stack signs

RESOLVED to make the following comment: NO OBJECTION

- b) App. No. BE/131/18/PL
Site: The Cottage, Shripney Road, Bognor Regis.
Application: Variation of conditions following the grant of BE/63/17/OUT relating to conditions 3-approved plans, 6-distinguish between the two phases of development so protective fencing for whole site is not required for just Phase 1 & any fencing is commensurate with phase of development being constructed, 7-Phase 1 can commence prior to construction of new vehicular access, 8-Phase 1 can commence prior to submission of plans & details incorporating the recommendations of the Road Safety Audit, 9-winter groundwater monitoring is only required for development on Phase 2, 10-refer to development on Phase 2 only as development on Phase 1 will not result in the discharge of any flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse on site, 11-level of detail required regarding maintenance & management of SuDS system is commensurate with the relevant phase of development, 12-only refer to development on Phase 2, 14-SuDS management manual is submitted to local planning authority prior to construction of Phase 2 only, 15-Phase 1 can be occupied prior to construction of

pedestrian access footways/crossing points, 16-Phase 1 development can be occupied prior to provision of visibility splays at proposed site vehicular access, 17-Phase 1 dwelling can be occupied prior to required installation of electric vehicle charging points & 18-allow development on Phase 1 to be occupied prior to implementation of SuDS scheme for the whole development (Phase 1 & 2) & prior to provision of as-built drawings & completion report.

RESOLVED to make the following comment: OBJECT only to conditions 9, 10 and 11 being varied as specified in the Arun DC drainage engineers report.

- c) App. No. BE/134/18/HH
 Site: 1 North Bersted Street, Bersted
 Application: Single storey extension
RESOLVED to make the following comment: NO OBJECTION
- d) App. No. BE/135/18/PL
 Site: Salt Box Field, Off Rowan Way, Bersted
 Application: Hybrid application comprising of outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.
RESOLVED to make the following comment: OBJECT for the following:
The application does not comply with Bersted Neighbourhood Development Plan Policy GA3. The application does not provide any mitigation measures to ease the traffic on the A259 Rowan Way and A29 Shripney Road. It does not appear to consider the cumulative effect of traffic on these roads from planning permission granted (AL/144/18/RES) for Lidl on the Oldlands Farm site opposite. The traffic survey is based on August 2017 weekday figures obtained from WSCC.
Bersted Parish Council request that consideration is given for a condition that non-illuminated signage is used as the development is next to a nature reserve, so dark skies should be retained. S106 money is used for the provision of a cycle path through Shripney in line with Arun's Green Infrastructure Masterplan.
- e) App. No. BE/137/18/PL
 Site: Rolls Royce Motor Cars and Technology and Logistics Centre, Newlands Way, Bersted
 Application: Temporary storage building & associated work
RESOLVED to make the following comment: NO OBJECTION
- f) App. No. BE/139/18/PL
 Site: Innovation Centre, Beeding Close, Bersted
 Application: Erection of an industrial building ancillary to existing operations.
RESOLVED to make the following comment: NO OBJECTION

18328

Planning Decisions

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

18329

**Gatwick Airport Masterplan Consultation
 3 options**

- 1) continued use of the existing main runway
 - 2) the existing standby runway is routinely used with the main runway
 - 3) they continue to safeguard for an additional runway to the south
- Members discussed the proposals and would prefer option 2

RESOLVED to make the comment that option 2 was the preferred choice of Bersted Parish Council.

18330 Arun DC Community Infrastructure Levy (CIL) – Preliminary Draft Charging Schedule
Members discussed the draft charging schedule but asked that the Clerk logs into the survey first to assess how comprehensive the questions were to the draft schedule before making any comments. **RESOLVED** the Clerk to look further into the draft schedule before making any comments.

18331 Arun DC – Green Infrastructure Masterplan – Coast to Downs Meeting held on 22 November 2018.
Cllrs Mrs Yeates, Dear and Spencer attended this meeting. Arun had employed a firm of consultants to look at the prospect of a continuous cycle path from the coast near Butlins to the Downs at Fontwell. They were invited to look at the connectivity of wildlife to the areas surrounding the route and whether it was sustainable.

18332 Correspondence
The Clerk has received the following: -
An email from Arun DC regarding a meeting with Clerks at Arun on 30th January regarding Non-Strategic Site Allocations Development Plan and Neighbourhood Plans Summary Position.

A call from a resident in Babsham Lane regarding Recycle Southern Ltd breaking planning conditions for the use of skip storage at Babsham Business Centre. Arun DC are investigating.

Notification of a Development Control Meeting on Wednesday 16th January at 2.30pm regarding BE/68/18/PL - 16 Elbridge Crescent (change of use of conservatory to dog grooming business).

A public meeting at Felpham Village Hall on Monday 14th January – 4 – 7.30pm to look at proposals for a solar farm at Lidsey Farm.

18333 Urgent Matters
Cllr Spencer informed members that several man hole covers were lifted in Babsham Lane.

There being no further business the Chairman closed the meeting at 21:00

Signed..... Committee Chairman Date