

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 4th JANUARY 2022
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

Present: Cllrs W. Kapp, D. Lainchbury, J. Spencer (Committee Vice Chairman) and D. Thompson (Committee Chairman)

In attendance: 0 members of the public

Mrs D. Holcombe (Clerk)

- 21311 Apologies for Absence**
Cllr Collins and Dear
Mrs S. O'Connell (Deputy Clerk)
- 21312 Declarations of Interests**
Cllr Thompson declared a personal interest in application BE/179/21/HH
Cllrs Kapp and Spencer declared a personal interest as members of Friends of Bersted Brooks
Minute 21318
- 21313 Public Session**
None
- 21314 Minutes of the Last Meeting 7th December 2021**
RESOLVED that the Minutes of the Meeting 7th December 2021, having been circulated in advance, be taken as read and signed by the Chairman as a true record.
- 21315 Matters Arising from the Minutes**
None
- 21316 Planning Applications Received**
- a) App. No BE/172/21/HH
Site 266 Chichester Road, Bersted
Application: Retrospective application for single storey front & rear extension and detached garage.
RESOLVED to make the following comment: - NO OBJECTION
- b) App. No. BE/176/21/PL
Site: The Cottage, Shripney Road, Bersted
Application: Demolition of existing dwelling and ancillary outbuildings and erection of 66 bedroom care home with associated access, parking and landscaping. This site is CIL Zone 3 (zero rated) as other development and is a departure from the Development Plan.
RESOLVED to make the following comment: - OBJECT
Object for the following;- The proposed application does not comply with the following Bersted Neighbourhood Plan Policies; -
ES1 Design The proposed development is out of character with the dwellings in the surrounding area
ES7 The development is outside of the Built-up Area Boundary
GA1 Pedestrian and Cycle connections the application makes no reference to increase or improve the network of footpaths, footways and cycleways through Shripney to better connect it to Bognor Regis or Chichester
Policy SD SP1 Sustainable Development The proposed outline is an overdevelopment of the area and does not improve connections to the road, cycle and pedestrian network in Shripney.
Policy SD - SP1a Built Up Area Boundary The proposed development is outside the built-up area boundary
Policy C SP1 Countryside Shripney is in a rural setting, the development does not enhance this.

Policy T -SP1 Transport and Development The proposed development does not reduce the need to travel by car as public transport serving Shripney is a bus every 3 to 4 hours and the stations at Barnham and Bognor Regis are not within walking distance and to the north there is no footway to reach Barnham Station. The site will add to the traffic movements through Shripney, so will add to congestion. The position of the site is close to a bend which will not add to the safety of pedestrians cyclists using the proposed crossing between the development and the footway opposite on the A29.

Policy T - DM1 Sustainable Travel and Public Rights of Way bus 66a & c every 2 hours, not Sundays or Bank Holidays based on 2017 timetable. That route now only has 66a and c buses every 3 or 4 hours and there remains no service on Sunday or Bank Holidays. No contribution to enhance the existing footways or cycle paths for Shripney in line with Aruns Green Infrastructure Plan. Surface water drainage is an issue at present given the Arun DC Drainage Officers report and their comments need to be considered.

- c) App. No. BE/179/21/HH
 Site: 10 Brazzwick Avenue, Bersted.
 Application: Side and rear single storey extension
 Cllr Thompson declared an interest and was not part of the vote.
RESOLVED to make the following comment: NO OBJECTION
- d) App. No. BE/180/21/HH
 Site: 68 Greencourt Drive, Bersted
 Application: Erection of single storey side and rear extension following demolition of existing garage.
RESOLVED to make the following comment: NO OBJECTION
- e) App. No. BE/186/21/TC
 Site: Broome House, North Bersted Street, Bersted
 Application: 1 No. Eucalyptus tree (T1) - Pollard (height 8m & span 7m) to a height of 2m with a 1m span. 1 No. Bay tree (T2) - Pollard (height 5m & span 6m) to a height of 2m and a 1m span within the North Bersted Conservation area.
RESOLVED to make the following comment: NO OBJECTION

21317

Planning Decisions

Members noted the list of decisions made by Arun DC.

BE/101/21/HH – 3 Homing Gardens – approved subject to conditions

BE/143/21/HH – 19 South Way – approved subject to conditions

BE/149/21/HH – 37 Central Avenue – approved subject to conditions

BE/151/21/PL – McDonalds, 3 Oldlands Way – approved subject to conditions

BE/147/21/A – 230 Chichester Road (Co-op funeral Care) – approved subject to conditions

BE/153/21/A – Rolls Royce Technology and Logistics Centre, Newlands Road – approved subject to conditions.

21318

Arun District Council in exercise of its powers under Section 35C of the Road Traffic Regulation Act 1984 and all other enabling powers, propose to vary the car parking charges and introduce new car parking charges in the District. Such variation and introduction of new charges to take effect from the 1 April 2022.

To consider and make comments, if any, to the introduction of parking charges at Bersted Brooks. Comments to be submitted to Arun DC by 14 January 2022.

Members considered the proposals for the introduction of parking charges at Bersted Brooks and agreed that Arun DC are putting perceived short-term gain (not considering the costs of installing machines) over longer term planning and investment in the region. Bersted Brooks should remain free to use as it's a leisure/exercise facility of huge benefit to the public and the proposed charges do not equate to value for money.

RESOLVED to recommend and agree comments that Bersted Brooks carpark should remain free of any charges to use as a leisure/exercise facility which hugely benefits the public. Also, that the proposed charges do not equate to value for money.

ACTION the Deputy Clerk to send the comments to Arun DC following the Council Meeting on 11 January 2022.

21319

Correspondence

The Deputy Clerk has received emails from parties about Babsham Business Centre, regarding the two sites for skip storage and building materials. There are still some issues that need resolving and Arun DC enforcement and agents for the site owners are corresponding with residents, addressing their concerns.

21320

Matters Arising

None

There being no further business the Chairman closed the meeting at 19:37

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

Subject to ratification