

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 5th JULY 2022
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

Present: Cllrs W. Kapp (Committee Vice Chairman), J. Spencer (Committee Chairman), D. Thompson, A. Van Koolbergen, J. Warr-Chapman and G. Yeates.

In attendance: 2 members of the public

Mrs S. O’Connell (Deputy Clerk) and Cllr Greenway

22088 Apologies for Absence
Cllr A. Collins and R. Dear.

22089 Declarations of Interests
Cllr A. Van Koolbergen declared a personal interest in WSCC/007/22

22090 Public Session opened at 19:02
Members of the public asked why the case officer at Arun DC had come to the decision of not objecting to Application WSCC/007/22 – Elbridge Farm, Waste & Recycling. The Deputy Clerk replied she did not know but that the case officer had powers to make that decision without referring it to committee at Arun DC. Cllr Yeates was disappointed that members at Arun did not get the chance to express their views on it. Members of the public were also concerned about the knock on affect this site would have on residents in Babsham Lane if permission was granted to increase the amount of waste processed. Recycle Southern have premises at Babsham where they store empty skips associated with the site at Elbridge.
Cllr Greenway informed members he was meeting with the planning officer at the site to talk about the concerns he has with this application.
The Public Session closed at 19:10

22091 Minutes of the Last Meeting 7th June 2022
RESOLVED that the Minutes of the Meeting 7th June 2021, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

22092 Matters Arising from the Minutes
None

22093 Planning Applications Received

- a)

Application Number	WSCC/007/22- Updated documents
Location	Elbridge Farm, Chichester Road, Bersted, PO21 5EF
Proposal	Proposed variation of conditions 2 and 11 of planning permission WSCC/036/14/BE to increase throughput of waste from 30,000 tonnes per annum to 75,000 tonnes per annum and seek approval for minor changes to the site layout.

RESOLVED to make the following comment: - OBJECT for the following;
Bersted Parish Council believe the proposed variation of conditions 2 and 11 contravene the following policies of the **WSCC Waste Local Plan**

Policy W3: Location of Built Waste Management Facilities
point C (ii)

The extra lorry movements up to 150 a day to process 75,000 tons per year up from the permitted 30,000 will impact the surrounding homes and businesses, with regards noise and dust. The dust management plan now submitted will not alleviate the dust to nearby residents and businesses.

Policy W18: Transport

There is a suggestion to put in signs and give way markings on the permitted cycle path for cyclists when crossing the entrance to this site, the Parish Council feels it should be lorries that give way to the cyclists.

The Parish Council would also ask if Sustrans have been consulted on the applicant's suggestion for the cycle path and what their thoughts are on the proposal.

The swept path analysis is based on HGV vehicles 10m in length, it does not show articulated lorries at 16.5m in length that enter the site and struggle to manoeuvre in and out.

A new swept path analysis should be provided.

Wheel washing facilities are still not being considered, if they were it would help alleviate the dust and dirt currently taken onto the A259 by lorries. The proposal to reduce the grass verge will have minimal effect to mud and dirt being taken onto to the A259.

Policy W19: Public Health and Amenity

The proposals will significantly affect noise levels, dust and light pollution in a semi-rural area.

The northern eastern boundary fencing and hedgerow are not in situ as shown on the proposed plans and the area is open to the fields behind and materials are spilling over into this field. A fence needs to be erected.

Operations on site could be alleviated if the site had an enclosed roof covering which would reduce noise, dust and light levels therefore would not impact on public health.

Policy W21: Cumulative Impact

The cumulative impact of this site has not considered that skip storage has been removed on the proposed plans and that Recycle Southern have permission (BE/79/17/PL) to store empty skips at the rear of Babsham Business Centre, off Babsham Lane further down the A259 leading to the relief road. The impact of extra lorry movements, if this application is approved, past the houses here will cause extra noise, dust and inconvenience to these residents.

If WSCC were to be minded to approve this application the following conditions should be attached:-

1. Wheel washing facilities are provided and used for the lorries and other vehicles leaving the site to avoid mud/dirt on the A259
2. A259 is washed down every day and the access road leading into the site. The applicant states this is done every day but the A259 is continually covered in dust which affects motorists and those waiting at the bus stops. Extra road sweeping is needed.
3. Left turn out of the site is strictly adhered to.
4. Resurface the carpark leading into the site.
5. Regular air monitoring regarding dust created by the lorry movements. The Dust Management plan states this will be done but who will monitor? An independent assessor should do spot checks.
6. A new swept path analysis is provided for articulated lorries at 16.5m in length.
7. Sustrans should be consulted on the applicant's suggestion for the cycle path, if not already contacted, before a decision is made.

- b) App. No. BE/55/22/T
 Site: The Rookery, North Bersted Street, Bersted
 Application: 1no. Sycamore Tree reduce height by 4m and spread by 3m to original cuts leaving tree approximately 1.4m tall and spread 9m, within the North Bersted Conservation Area.

RESOLVED to make the following comment: - NO OBJECTION but would comment that work is done be a qualified tree surgeon in the dormant period.

- c) App. No. BE/57/22/PL
 Site: Land adjacent to Tesco Express, Chichester Road, Bersted
 Application: Erection of 6 No. 2-storey dwellings consisting of 2 No 2 bed units & 4 No 3 bed units, access, parking, cycle storage, bin store and other associated landscape works (resubmission following BE/104/21/PL).
RESOLVED to make the following comment: - OBJECT for the following;
 Although some improvements have been made the design does not reflect the appearance and character of the area, contrary to Bersted Neighbourhood plan policies ES1, HDQ1, HDQ2 and HDQ5 and Arun Local Plan Policies D SP1 and D DM1. There are also no EVC points on site as required by Arun DC Design Guide – Parking Strategy.
- d) App. No. BE/59/22/RES
 Site: Land at Saltbox, Shripney Road, Bersted
 Application: Approval of reserved matters following BE/135/18/PL for appearance, landscaping and layout of Plot 1
RESOLVED to make the following comment: - NO OBJECTION but would request the following condition with regards the carparking area next to Bersted Brooks Nature Reserve. A restriction on lighting and illuminated signage to avoid light pollution affecting Bersted Brooks.
- e) App. No. BE/67/22/PL
 Site: Blackbirds, North Bersted Street, Bersted
 Application: Variation of condition imposed under BE/155/20/HH relating to condition 2 proposed plans.
RESOLVED to make the following comment: - NO OBJECTION

22094

Planning Decisions

Members noted the list of decisions made by Arun DC.
 BE/44/22/PL – Holy Cross Church, - Approved subject to conditions
 BE/45/22/HH - 93 Addison Way – approved subject to conditions

22095

Draft Environmental Policy for Bersted

To consider the draft policy for Bersted and make any further recommendations. Members reviewed the draft policy and asked for some amendments, which the Deputy Clerk will add and then circulate.
ACTION the Deputy Clerk to make the amendments and circulate.

22096

Arun DC Planning Compliance Strategy

To consider the report and provide comments, if any, to Arun DC by 8 July 2022. The report had previously been circulated to members.
 Members discussed the strategy and agreed to make the following comments:
 The Compliance Strategy appears contradictory to the aspirations of National Government, which is to encourage greater involvement at a local level and it is noted that the last paragraph from the current 2019 document about relying on local people and towns/parishes has been removed.

It is noted that there are no changes to what does and doesn't constitute a breach of planning control, and some areas have been given clearer explanations. However, will the priorities numbered 1 to 4 be fully understood by members of the public wishing to report a possible breach?

New online reporting form that must be completed with all the relevant information otherwise it will be returned without investigation. Members feel this will obstruct those that do not have access to a computer or smart phone, would a paper form be available to complete? Also, concerns

that if some information is missing from the form and can't be found the possible breach will not be looked at.

Concerns about what constitutes a significant breach as mentioned at paragraph 4 and in the same paragraph "where resources allow, be proactive regarding monitoring of large-scale strategic sites. What happens if resources don't allow, which is currently the case, and other smaller developments not classed as strategic site have breaches?

In conclusion Bersted Parish Council feel that current situation regarding a lack of enforcement officers needs to be rectified as soon as possible otherwise the proposed Planning Compliance Strategy has no backbone to bring it forward.

RESOLVED to submit the above comments to Arun DC.

22097 Levelling Up and Regeneration Bill

Cllr Kapp gave a summary of the points made about the bill which are appended to the minutes.

22098 Litter Pick – Trees Estate 10 July at 1pm

Led by Cllr Greenway. Cllr Greenway asked for volunteers as the last two sessions were poorly attended by Councillors.

22099 Proposed permanent Traffic Order and toucan crossing A259 Oving & Bersted - TRO/CHS8035/RC

To consider the application and comment by 28 July. Members had no issues with this proposal but asked that a comment was included asking to extend the 30mph limit to the Honda garage from Gladius Way roundabout.

RESOLVED to make the following comment: No Objection to the proposals, but would ask that consideration is given to extending the 30mph limit to the Honda garage from Gladius Way roundabout on A259.

22100 Correspondence

The Deputy Clerk informed members that she had received a call from Landform, agents for the Chalcraft Nursery site for 250 homes, that they are in the process of selecting a buyer for the site to develop it, they would be selecting a developer in the next two months and will let the Parish Council know who that is when it has been confirmed.

22101 Matters Arising

None

There being no further business the Chairman closed the meeting at 20:19

Signed..... Committee Chairman Date