

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE  
OF BERSTED PARISH COUNCIL  
HELD AT 19:30 ON TUESDAY 6 DECEMBER 2022  
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

**Present:** Cllrs R. Dear, W. Kapp (Committee Vice Chairman), J. Spencer (Committee Chairman), D. Thompson and A. Van Koolbergen.

In attendance: 0 members of the public

Mrs S. O'Connell (Deputy Clerk)

C. Cllr Greenway, Leanne Smith of Lovell and Malcolm Mayo of West Sussex County Council.

**22273 Apologies for Absence**

Cllrs J. Warr-Chapman and G. Yeates (Arun DC business)

**22274 Declarations of Interests**

None

**22275 Public Session opened at 19:31**

C. Cllr Greenway informed members he had met with WSCC Education and Highways to discuss application BE/134/22/OUT.

**Public Session closed at 19:32**

**22276 Application BE/40/22/PL – Old Barton's School Site at Romney Broadwalk.**

Leanne Smith from Lovell and Malcolm Mayo from WSCC presented revised plans for the application they will be lodging shortly with Arun DC. They have done this to address the concerns the Parish and Arun DC had with their initial design.

The revised plans have reduced the number of homes from 21 to 20, they include a detached bungalow on the corner as you enter the site, houses backing onto Van Gogh Place have a hipped roof to obtain a balance for integrating with these properties. They have increased the number of parking spaces to allow for two spaces for each new home. The greenspace has two visitor parking spaces. Members asked if the green space would have measures to stop residents parking on it. Leanne confirmed that there will be.

Members welcomed the changes. Cllr Spencer thanked them for coming.

**22277 Minutes of the Last Meeting 1<sup>st</sup> November 2022**

**RESOLVED** that the Minutes of the Meeting 1<sup>st</sup> November 2022, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

**22278 Matters Arising from the Minutes**

Greenway informed him he was still collating data before moving forward, but the majority were in favour.

**22279 Planning Applications Received**

- a) Notice under Article 15(3) of an application for planning permission accompanied by Environmental Statement.

**Planning Application BE/134/22/OUT – Land West of Bersted 2,200 homes**

Outline application with all matters reserved except access for demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), care home/senior living accommodation (Use Classes C2/C3), employment floor space (Use Classes B2/B8/C1/E), retail and community floorspace (Use Classes E/F2/Sui Generis), a three-form entry primary school and

spine road plus associated open space, landscaping, drainage and all other associated ancillary works. This application also lies within the parish of Pagham, may affect the setting of a listed building, affects a Public Right of Way, falls within strategic site SD3 and is subject to an Environmental Statement.

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

**Transport** – the reports submitted have used outdated traffic information and do not show the true reflection of how this site will impact the A259 and A27. National Highways require updated traffic information. WSCC Highways have a long list of concerns including the configuration of new roundabouts on A259 and re-alignment of the Lower Bognor Road/Chalcraft Lane roundabout, cycle & footpaths proposed. The phasing proposed for the site does not have the spine road in place until 2036/37, there is no mitigation given for construction traffic that will be using the A259, Chalcraft Lane and Lower Bognor Road so will add to congestion locally. A haul road should be in place at the start of construction if the application is approved.

**Wastewater** - It would also appear that Southern Water need to provide further details on wastewater disposal (The applicants state in the Environment Statement summary E8.3 p29 'A strategic approach to managing foul flows remains under investigation, but Southern Water remain confident a suitable solution will be provided within the timescales of the application'.

**Loss of Greenfield** - On the subject of Greenfield the applicants point out that the site consists of 15% Grade 2 'very good quality land', with 69% subgrade 3a 'good quality land' Chapter J Agricultural Land J8.2. As the applicants themselves state 'The loss of 121 ha of BMVAL is a major adverse impact in EIA terms. The loss cannot be mitigated and has a permanent effect' J8.3. Since the Local Plan was agreed, recent events, which could not have been foreseen, such as supply chain chaos due to covid, and the Ukrainian War, have increased the importance of greenfield agricultural land still further. Amendments to the Regeneration Bill last week allowing councils to build fewer homes, where meeting housing targets would significantly change local character, also suggest a growing realisation of the importance of Greenfield.

**Increased flood risk to properties in Bersted and Aldwick.**

The Environmental Statement - Chapter E Water Environment, states construction will **permanently** change the Natural Drainage Regime increasing the flood risk for residents in New Barn Lane, Loats Lane and Hewarts Lane, also the Aldingbourne Rife.

**Health Care** - The approved framework Masterplan agreed with Arun DC included provision for a health centre, this application does not include it.

**Education** - The application does not include provision of a secondary school which will be needed if the development is approved.

**Wildlife** – Brent Geese have been sited on these fields for several days at the end of November, more studies should be taken.

**Conclusion** - It would seem that, in its current state, the application is unable to be determined and should be refused.

- b) App. No. BE/110/22/PL – amended plans  
 Site: 81 North Bersted Street, Bersted  
 Application: Erection of 1 no 2 bed dwelling. This application may affect the character and appearance of the North Bersted Conservation area, is in CIL Zone 4 and is CIL liable as new dwelling (Resubmission of BE/72/22/PL).

**RESOLVED** to make the following comment: - NO OBJECTION

- c) App. No. BE/116/22/HH  
 Site: 123 North Bersted Street, Bersted  
 Application: Erection of single storey rear conservatory and conversion of loft including installation of 3 No. dormers. This application may affect the character and appearance of North Bersted Conservation Area.

**RESOLVED** to make the following comment: - OBJECT in line with Arun DC's Conservation Advisory panels concerns over the size and placement of the dormer windows not being in keeping with the appearance of the building and character and appearance of North Bersted Conservation Area.

- d) App. No. BE/130/22/PL  
 Site: 1 Plover Close, Bersted  
 Application: Demolition of existing side lobby and the erection of a front porch and single storey rear extension to the existing dwelling and the erection of 1 No 2 bedroom dwelling on land to the side of the existing dwelling (this site is CIL Zone 4 and is CIL liable as a new dwelling)  
**RESOLVED** to make the following comment: - NO OBJECTION
- e) App. No. BE/135/22/HH  
 Site: 12 Warblers Way, Bersted  
 Application: Single storey side extension  
**RESOLVED** to make the following comment: NO OBJECTION
- f) App. No. BE/138/22/HH  
 Site: 2 Myddleton Terrace, Shripney Lane, Bersted  
 Application: Single storey rear extension. (This application may affect the character and appearance of Shripney Conservation Area)  
**RESOLVED** to make the following comment: - NO OBJECTION
- g) App. No. BE/141/22/T  
 Site: Wastewater Pumping Station, Addison Way, Bersted  
 Application: T1 Oak: Crown lift to 4m and a crown reduction by 2m to leave height 17m and spread 7m.  
**RESOLVED** to make the following comment: - NO OBJECTION

**22280****Planning Decisions**

Members noted the list of decisions made by Arun DC.

BE/112/22/PL – 11 Beeding Close – approved subject to conditions

BE/50/22/PL – Blackberry House, Berry Lane – approved subject to conditions

BE/100/22/HH – 1 West Meads Drive – approved subject to conditions

BE/109/22/T – Springfields, Chichester Road – approved subject to conditions

BE/111/22/T - Springfields, Chichester Road – approved subject to conditions

BE/89/22/T – Walnut Tree Cottage, Shripney Lane – approved subject to conditions

BE/104/22/HH – 44 Sherwood Avenue – approved subject to conditions

BE/120/22/T – Rife at the rear of Sunningdale Gardens and Addison Way (trees) – approved subject to conditions

BE/127/22/T – Wastewater pumping station, Addison Way – withdrawn

BE/106/22/PL – Colworth Manor Farm (polytunnels) – Refused – survey for great crested newt required.

**22281****Bersted Litter Pick Schedule for 2023**

Saturday mornings from 11am to 1pm agreed for the 3<sup>rd</sup> Saturday March to October 2023.

Cllr Greenway asked that more than one councillor lead the litter picks, so that if someone is unavailable the litter pick does not get cancelled. Cllrs Kapp and Spencer agreed to lead with him.

A schedule of locations for 2023 was agreed as follows,

March – Trees Estate

April – Stroud Green

May – Central Ave/Royal Parade

June – Shripney

July – Bersted Park

August – Bersted Green

September – TBC

October – Trees Estate

**RESOLVED** to agree the above dates and times for 2023.

22282

**Correspondence**

Notification from Cornerstone regarding – telecommunication equipment along Chalcraft Lane near the entrance to the cemetery - Proposed upgrade to the existing telecommunications masts. There is a specific requirement for a radio base station upgrade at this location to provide improved technical provisions, greater capacity and coverage in the area. They will be lodging an application at Arun DC shortly.

22283

**Matters Arising**

None.

There being no further business the Chairman closed the meeting at 21:02

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

Subject to ratification