

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 7 FEBRUARY 2023
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

Present: Cllrs R. Dear, W. Kapp (Committee Vice Chairman), P. Ralph, J. Spencer (Committee Chairman), A. Van Koolbergen and G. Yeates.

In attendance: 4 members of the public

Mrs S. O'Connell (Deputy Clerk) and June Milson (Trainee Clerk)

22350

Apologies for Absence

None

22351

Declarations of Interests

Cllr Spencer declared a personal interest in application BE/147/22/OUT

Cllr Van Koolbergen declared a personal interest in application BE/8/23/PL

Cllr Yeates declared a personal interest in application BE/131/22/RES

22352

Public Session opened at 19:01

Members of the public from Babsham Lane attended to speak about application BE/8/23/PL – Poly tunnels. They are still concerned that the application is premature, there will be undue noise and nuisance to residents in Babsham Lane, overdevelopment in light of the existing polytunnels to the west and that access stated by the applicants via the north of the site does not exist. Members thanked them for their views which would be considered when the application comes up later in the meeting.

The Public Session closed at 19:12

22353

Minutes of the Last Meeting 3 January 2023

RESOLVED that the Minutes of the Meeting 3 January 2023, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

22354

Matters Arising from the Minutes

Minute 22305 g – Cllr Yeates asked if an extension to application BE/151/22/OUT had been given. The Deputy Clerk replied she had emailed the case officer several times but had received no reply. Cllr Yeates and members asked if the application could be considered again at the March Planning Meeting. The Deputy Clerk informed members the deadline for comments had passed but she would include the application on the March Planning Agenda.

ACTION the Deputy Clerk to include application BE/151/22/OUT as an item on the March Planning Agenda.

22355

Planning Applications Received

Cllr Spencer, Committee Chairman, asked if Application BE/8/23/PL could be considered first. Members agreed.

- a) App. No. BE/8/23/PL
Site: Colworth Manor Farm, Colworth Lane, Colworth
Application: Poly tunnels for soft fruit production (resubmission following BE/106/22/PL).

RESOLVED to make the following comment; **OBJECT** for the following

Members felt that the scheme would create noise, nuisance, and disturbance to the residents nearby.

Members had the following questions regarding the scheme have not been adequately answered

- Between what hours would the polytunnels be accessed
- Operating times during the winter
- Confirm that Babsham Lane would not be used to access the field

However, the committee would ask the conditions recommended by Environmental Health should be imposed as stated below if the application is approved.

(1) No polytunnels or associated development (works, storage, servicing access, toilets etc) shall be sited within a minimum distance of 30 meters of the boundary of any residential curtilage or 50 meters of any dwelling, whichever distance is the greater.

(2) Any buffer zones around polytunnels must be permanently kept free from associated storage and are not used for other activities connected with the operation of the polytunnel development.

(3) The applicant shall submit a noise management plan for approval to the local planning authority to comprise mitigation measures to control noise from vehicles, fruit pickers and radios during harvest. The noise management plan shall be implemented and maintained thereafter.

- A Construction Management Plan would only be required for the initial construction of the polytunnel but a method statement will also be required as a continuing requirement for the removal of the polytunnels in winter months and their erection for the growing season.

- A condition should be imposed requiring the applicant to notify residents when planned out of hours works are expected.

- b) App. No. BE/131/22/RES
 Site: Land East of Shripney Road and South of Haddan House, Shripney Road, Bersted
 Application: Approval of reserved matters following outline consent BE/109/19/OUT for 44 No dwellings with details of layout scale, appearance and landscaping. This application is in CIL Zone 3 and is CIL Liable as new dwellings, may affect the character and appearance of the Shripney Conservation Area and is a Departure from the Development Plan.

This is an amendment to the above application dated 12th January 2023 relating to:- Additional highways addendum.

RESOLVED to make the following comment: - OBJECT - following the Arun DC officers report regarding surface water, her recommendations should be implemented before a decision is made. Foul water drainage in Shripney is an issue with tankers needed every day to pump water and checks should be made to assess the capacity before any decisions are made. The committee would also comment that the flats at the front of the site should be 2 storey not three as they may impinge on the privacy of houses they overlook. The committee would also ask consideration of the location for the flats is at the rear of the site.

- c) App. No. BE/147/22/OUT
 Site: Land at Heath Place, Bersted
 Application: Outline application with all matters reserved, except access, for the erection of up to 20 No. dwellings.

RESOLVED to make the following comment: - OBJECT for the following; the application does not demonstrate if the access to the proposed site off Heath Place would permit a refuse or emergency vehicle to safely turn and would suggest a swept path analysis is undertaken.

Visibility – restricted due to the trees on the corner.

Access – Parking and access to the site raise safety concerns with vehicles using the same access to the industrial unit.

- d) App. No. BE/151/22/HH
 Site: 18 Sun Park Close, Bersted
 Application: Re roofing of existing rear single storey extension together with alterations fenestration.

RESOLVED to make the following comment: - NO OBJECTION

- e) App. No. BE/152/22/PL
 Site: 40 -54 Maple Gardens and 1-9 Sycamore Road, Bersted
 Application: Application under Regulation 3 of the Town and Country Planning (General Regulations) 1992 for the removal of existing timber cladding and installation of new Hardie Plank cement board product to match existing appearance, windows currently set into clad areas will also

be replaced with new windows on a like for like basis and existing rainwater goods will also be preplaced on a like for like basis.

RESOLVED to make the following comment: - NO OBJECTION but would ask that the work combines upgrading the EPC rating on these properties.

- f) App. No. BE/1/23/RES
 Site: Nursery Fields, land north of Chalcraft Lane, Bersted
 Application: Approval of reserved matters following BE/148/20/OUT for 225 No. dwellings. This site affects a public right of way and falls within Strategic Site SD3 CIL Zone 1 (Zero rated) The Deputy Clerk informed members that to date no comments from any other statutory consultees had been made. Members expressed concerns and would prefer to see what comments the consultees would make before deciding. Members asked the Deputy Clerk to contact the case officer for an extension of time on this basis. If an extension is not granted an objection will be lodged for a green buffer to be created between plots 75 to 84 that back onto no's 48 to 68 Chalcraft Lane to integrate with the surroundings, in line with Bersted Neighbourhood Plan Policies ES1 and HDQ2
RESOLVED to agree if an extension is not granted an objection will be lodged for a green buffer to be created between plots 75 to 84 that back onto no's 48 to 68 Chalcraft Lane to integrate with the surroundings, in line with Bersted Neighbourhood Plan Policies ES1 and HDQ2.
- g) App. No. BE/2/23/T
 Site: New Era House, 8 Oldlands Way, Bersted
 Application: Reduce height of line of 35 No. Poplar trees back to previous pruning points to leave heights 10-11m and spreads 5 – 6m.
RESOLVED to make the following comment: - NO OBJECTION
- h) App. No. BE/3/23/HH
 Site: 29 Bedford Avenue, Bersted
 Application: Single storey rear extension
RESOLVED to make the following comment: - NO OBJECTION
- i) App. No. BE/6/23/TC
 Site: 2 Homing Gardens, Bersted
 Application: Crown reduction of 1 No. Yew tree in the North Bersted Conservation Area to leave height 10m and spread 6m and crown lift to 2.5-3m. Reduce height of 2 No. Breech trees to 2m, maintaining spread of 2m.
RESOLVED to make the following comment: - NO OBJECTION
- j) App. No. BE/7/23/HH
 Site: 11 Greenwood Close, Bersted
 Application: Erection of rear and side extension with associated doors and rooflights.
RESOLVED to make the following comment: - NO OBJECTION

22356

Planning Decisions

Members noted the list of decisions made by Arun DC.

BE/118/22/TEL – Land at Rowan Way – no objection

BE/138/22/HH – 2 Middleton Terrace, Shripney Lane – approved subject to conditions

BE/141/22/T – wastewater pumping station, Addison Way – withdrawn

BE/144/22/HH – 37 Hazel Road, Bersted – approved subject to conditions

BE/145/22/T – Springfields, Chichester Road, Bersted (fell 1 blue cedar tree) – Refused

BE/142/22/PL – 47 South Way – approved subject to conditions

BE/58/22/PL – land adjacent to 41 Birdham Close (new dwelling) – Refused

22357

West Sussex County Council proposes to make a permanent Traffic Regulation Order.

The Boulevard: At the crossroads formed by its junction with Ruskin Avenue and Voysey Way and at the crossroads formed by its junction with Deanery Square and Sanderson Way. **Deanery Square:** Both sides of the road from the Boulevard, westwards for approximately 40m. **Lethaby Road:** at its junction with Guild Way and on the corner opposite the entrance to Bartons Primary School. **Sanderson Way:** on the south side of the road at the access to an electricity substation and off-street parking area. Members considered this application and agreed to the proposals for a permanent traffic regulation order for the junctions specified.

RESOLVED to agree the proposals for a permanent traffic regulation order for the junctions specified.

22358

Correspondence

The Deputy Clerk informed she had been contacted by Lichfields who wished to arrange a meeting at the end of March or beginning of April, with all Councillors to discuss their application and respond to the Council’s comments for BE/134/22/OUT - West Bersted.

22359

Matters Arising

None.

There being no further business the Chairman closed the meeting at 20:30

Signed..... Committee Chairman Date

Subject to ratification