

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 1 AUGUST 2023
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

Present: Cllrs P. Ralph, J. Spencer (Committee Chair) A. Van Koolbergen (Committee Vice Chair) and G. Yeates. Mrs S. O'Connell (Deputy Clerk)

In attendance: 1 member of the public

23136 Apologies for Absence

Cllr Lainchbury.

23137 Declarations of Interests

Cllr Spencer & Cllr Yeates declared a personal interest in application BE/71/23/PL.

23138 Public Session

None.

23139 Minutes of the Last Meeting 4 July 2023

RESOLVED that the Minutes of the Meeting 4 July 2023, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

23140 Matters Arising from the Minutes

None.

23141 Planning Applications Received

- a) Application No. BE/71/23/PL
Site Land to the rear of Regal House, Shripney Road, Bersted
Application 9 No. residential dwellings and associated works including a new access.
This application is in CIL zone 3 and is CIL liable as new dwellings and is a departure from the Development Plan. (Resubmission of BE/102/22/PL)
RESOLVED to make the following comment: **Object** for the following.
Highway safety, the new access does not appear to be able to allow 2 vehicles to pass, if one is a bin lorry, exiting the site onto a dual carriageway and no right turn in or out of the site, leading to U turns or cars crossing the central reservation. Also, it will create another access onto the dual carriageway within close proximity to the access for Orchard Place, adjacent to the site.
Flood risk – surface water – there are existing problems in Shripney and this will only add to the pressure on the existing drainage system.
Cllr Yeates abstained from voting on this application.
- b) Application No. BE/76/23/HH
Site 37 Norbren Avenue, Bersted
Application Installation of a dropped kerb
RESOLVED to make the following comment: **No Objection**
- c) Application No. BE/81/23/S73
Site Green Farm, 95 North Bersted Street, Bersted
Application Application under Section 73 of the town and country planning act 1990 for the variation of conditions 2- approved plans and 6 – windows constructed on elevations, following the grant of BE/113/22/HH
RESOLVED to make the following comment: **No Objection**
- d) Application No. BE/84/23/L19
Site Green Farm, 95 North Bersted Street, Bersted
Application Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the variation of condition 2- approved plans following BE/114/22/L
RESOLVED to make the following comment. **No Objection**

- e) Application No. BE/134/22/OUT
 Site Land at West Bersted, Bersted
 Application Notice under Article 15(3) of an application for planning permission accompanied by an Environmental Statement.
 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.
 Readvertisement due to Addendum to Environmental Statement dated 14/07/2023 and additional transport information.
RESOLVED to make the following comment. **Object** – The original objection still stands with the following further objections.
 Phasing – this remains a concern and should start from north to south, not the preferred phasing of phase 1 north, phase 2 south, as this will add to the pressure on surrounding roads, Lower Bognor Road, Chalcraft Lane and Chichester Road, with construction traffic entering at opposite ends of the site.
 Traffic calming measures for Chalcraft Lane – the proposed chicanes, if they go ahead, should only be put in once the spine road is completed. Have West Sussex Fire & Rescue been consulted as the chicanes could hamper their vehicles at the Bognor Regis station in West Meads Drive, when attending emergencies that take them along Chalcraft Lane?
 Flood Risk – remains a concern for surface water drainage and the affect the construction will have on existing properties at Hewarts Lane and New Barn Lane as previously mentioned, even with mitigation.
 The Parish Council would like included in the S106 agreement that money is set aside for groundwork preparation of allotments and a war memorial site.

23142

Planning Decisions

Members noted the list of decisions made by Arun DC.
 BE/49/23/HH – Springfields, Chichester Road – approved subject to conditions
 BE/51/23/OUT – Land at Heath Place, Bersted – Refused
 BE/27/23/PL – Land adjacent to 41 Birdham Close – Approved subject to conditions
 BE/46/23/HH – 1 Warblers Way – Approved subject to conditions
 BE/57/23/PL – Holly Court, Tamarisk Close – approved subject to conditions

23143

Land at West Bersted – Letter from Lichfield’s regarding the objection of the Parish Council to their outline application BE/134/22/OUT.

To consider a response to the contents of the letter, if any, regarding their outline application for West Bersted. The letter had previously been circulated to members. Members agreed to respond to the contents of the letter through the application above, minute 23141 e).
RESOLVED to address the contents of letter through application BE/134/22/OUT.

23144

Correspondence

Notification of Planning Committee Meeting at Arun DC on 9 August for BE/1/23/RES – Nursery Fields.

23145

Matters Arising

None.

There being no further business the Chairman closed the meeting at 20:12

Signed..... Committee Chairman Date