

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE  
OF BERSTED PARISH COUNCIL  
HELD AT 19:00 ON TUESDAY 4 JULY 2023  
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

**Present:** Cllrs P. Ralph, J. Spencer (Committee Chairman) A. Van Koolbergen and G. Yeates.  
Mrs S. O’Connell (Deputy Clerk) and C. Cllr Greenway.  
Sam Pinkus and Ellie White (Elivia Homes)  
In attendance: 7 members of the public

**23096 Apologies for Absence**  
Cllr Lainchbury

**23097 Elivia Homes**

Sam Pinkus presented to members the changes made to the re lodged application BE/61/23/RES. They circulated plans showing the previous layout and materials being used and the updated plans making changes to the height and position of the flats at the front which are now 2 storey and materials that will blend in with the surrounding area of Shripney. They were confident that the designs have addressed the issues of the Planning Officer. Also, their revised drainage scheme had satisfied Arun DC drainage officers, although comments have not yet been loaded on the portal. They informed members that the western ditch would no longer have surface water drain into from the site, all drainage will be directed to the eastern side of the development. Cllr Spencer asked if the ditch on the western boundary would be cleared out. Sam Pinkus said if the ditch was in the ownership of the development, they would look to do this although he thought it may be the responsibility of WSCC Highways but would check. Cllr Ralph asked had they made provision for flood events in their design. Sam Pinkus and Ellie White assured him this had been taken into account. They informed members that the open space areas and boundaries will be maintained by a management company. Cllr Spencer thanked them for the presentation.

**23098 Declarations of Interests**

Cllr Spencer declared a personal interest in application BE/60/23/HH  
Cllr Van Koolbergen declared a personal interest in applications BE/65/23/HH, BE/68/23/HH and took no part in the decisions and WSCC/021/23.  
Cllr Yeates declared a personal interest in applications BE/61/23/RES and WSCC/021/23 and took no part in the decisions.

**23099 Public Session opened at 19:24**

Members of the public attended to raise their concerns about the application for Elbridge Farm – WSCC/021/23. A spokesperson for a resident read out a statement, which included concerns about the amount of dust generated from the site causing a public health issue to the family and their horses kept in a field to the north. Dust can be found covering furniture and windowsills indoors, trees and plants in the garden. Stockpiles on the boundary to the property are over the 2014 permission limit of 3 metres. They believe the control measure approved in 2014 are inadequate and that there has been insufficient monitoring by WSCC which has resulted in this application. In conclusion WSCC should refuse the application on public health and amenity grounds and commence enforcement action to return the waste operations to those permitted under the 2014 permission. Consideration should be given to moving the site to an urban area and operations completed in an enclosed building away from a rural setting.

**The public session closed at 19:47**

**23100 Minutes of the Last Meeting 6 June 2023**

**RESOLVED** that the Minutes of the Meeting 6 June 2023, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

**23101 Matters Arising from the Minutes**

Minute 23062 – Cllr Yeates informed members she had checked Arun DC’s website and there is information for 6 beaches in the Arun area and water samples are taken and tested for 2 types of bacteria. The information can be found on their website under Beaches – know before you go.

**23102 Planning Applications Received**

a) WSCC/021/23 – Elbridge Farm, Recycling Centre, Chichester Road

Application - Regularisation, consolidation and extension to the existing waste transfer facility including an increase in throughput of waste.

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

Dust controls for the site are inadequate and are having a negative impact on the properties and businesses surrounding the site. The dust management plan needs to be adhered to and checks made regularly, to protect the amenity of residents, and the environment.

Air quality tests need to be done to protect the amenity of residents, and the environment.

Stockpiles are above the 2014 permitted level of 3 metres and have a negative visual impact on neighbouring properties.

The wheel washing facilities are inadequate and not in a location that allows all vehicles exiting the site to be cleaned, which would help keep dust off the A259.

Boundary fences are in a state of disrepair allowing stockpiles to overspill, therefore not protecting the environment of the surrounding land.

**The Chairman asked that application BE/63/21/RES was brought forward in the list. Members agreed.**

b) Application No. BE/61/23/RES  
Site Land east of Shripney Road & South of Hadden House, Shripney Road, Bersted

Application Approval of Reserved Matters, following BE/109/19/OUT, for the provision of 44 dwellings, providing details of layout, scale, appearance and landscaping. This application is in CIL Zone 3 and is CIL Liab as new dwellings, may affect the character and appearance of the Shripney Conservation area and is a Departure from the Development Plan. (Resubmission of BE/131/22/RES).

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

Objection to remain, subject to further information coming forward from WSCC lead flood authority that the drainage issues have been resolved.

c) Application 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).

**RESOLVED** to make the following comment: **OBJECT**

Previous objection to remain. Bersted PC would comment that they would like to see comments from drainage consultees that they are happy with the revised plans.

d) Application No. BE/57/23/PL  
Site Holly Court, Tamarisk Close, Bersted

Application Removal of all existing timber cladding and installation of new Hardie Plank cement board product closely match existing in appearance.

**RESOLVED** to make the following comment. **NO OBJECTION**

- e) Application No. BE/60/23/HH  
 Site 21 New Barn Lane, Bersted  
 Application Proposed standalone log cabin providing additional accommodation as an annex.

**RESOLVED** to make the following comment. **NO OBJECTION**

Members would like a condition attached that the log cabin is not made into a separate dwelling in the future.

- f) Application No. BE65/23/HH  
 Site 1 Babsham Cottages, Babsham Lane, Bersted  
 Application Two storey and single storey front and side extensions (resubmission of BE/81/22/HH)

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

- g) Application No. BE/66/23/L  
 Site Rambler Cottage, Shripney Lane, Bersted  
 Application Listed building consent for structural repair to spine beam.

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

- h) Application No. BE/68/23/HH  
 Site 3 Babsham Cottages, Babsham Lane  
 Application Proposed single and two storey rear extension, new window to first floor shower room in bedroom 4 and re-position window with new window in bedroom 2.

**RESOLVED** to make the following comment: **NO OBJECTION** but would ask that the 1st floor bathroom window is obscured glass.

**23103 Planning Decisions**

Members noted the list of decisions made by Arun DC.  
 BE/102/22/PL – land to the rear of Regal House, Shripney Road – Withdrawn  
 BE/21/23/RES – The Cottage, Shripney Road – Approved subject to conditions  
 BE/39/23/TEL – Land opposite junction to Westfield, Rowan Way – No objection subject to conditions  
 BE/40/23/HH - 72 North Bersted Street – approved subject to conditions

**23104 Allotments**

Members noted the email from Lichfields with regards to allotment plots on the plans for West Bersted. Members asked that it is brought up when the Bersted Advisory Group next meets in July.

**23105 Correspondence**

None

**23106 Matters Arising**

C. Cllr Greenway advised that the litterpick at Bersted Park would start at 12pm on 15 July due to a consultation taking part for Bersted Country Park at Bersted Park Community Centre that morning.

There being no further business the Chairman closed the meeting at 20:36

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