

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 5 DECEMBER 2023
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

Present: Cllrs P. Ralph, J. Spencer (Committee Chair) A. Van Koolbergen (Committee Vice Chair), P. Woodall and G. Yeates. Mrs S. O'Connell (Deputy Clerk) and Steve Hill WSCC Highways, Transport & Planning.

In attendance: 1 member of the public C. Cllr Greenway.

23299

Apologies for Absence

Cllr Kapp

23300

Declarations of Interests

Cllr Spencer declared a personal interest in application BE/134/23/OUT.

23301

Public Session opened at 19:01

C. Cllr Greenway informed members he attended the Planning meeting at County regarding the Elbridge waste & recycling application, the application has been approved but he remains concerned whether the applicant will implement the conditions and mitigation agreed for the approval. He wished to note his disappointment that no one from the Planning Committee attended or that a written statement was lodge on behalf of Bersted PC. Cllr Yeates replied that as the Parish Council had lodged an objection this would be read out and if there was nothing further to add then attendance was not necessarily needed.

C. Cllr Greenway hoped the committee would support Item 10, writing to Openreach to ask what their plans are for providing Ultrafast Broadband to Shripney.

Public Session closed at 19:04

23302

Minutes of the Last Meeting 7 November 2023

RESOLVED that the Minutes of the Meeting 7 November 2023, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

23303

Matters Arising from the Minutes

None.

23304

Steve Hill – WSCC Highways, Transport & Planning.

Steve Hill introduced himself as the Town and Parish local liaison, his role being to engage with Town and Parishes to find out what they think about information and communication coming from WSCC Highways, Transport and Planning.

Steve asked Members the following questions and would report the feedback to County. (Planning Committee answers in italics)

- Do you think you are missing any information about highways matters? - *Emails received for Public notices for highway works were sometimes a day or so late which does not help when trying to inform residents. 2 – 3 days' notice in advance would be preferable.*
- Is there anything that works well that you'd like to continue (newsletters, visits from area teams, etc.) – *online newsletters are useful, but are there plans to provide paper copies to people that don't use PC's or smart phones.*
- What would you like more info on i.e. Community highways Schemes, Community Traffic Regulation Orders, potholes, grass cutting schedules, drainage issues, etc. – *Members agreed this would be useful, especially for residents. If the information could be made available and found easily on the County Council website it would probably result in less enquires to the Highways Department. However, it was acknowledged that potholes were being filled in a lot quicker.*
- What are the top 3 things that frustrate you about highways in your Parish? – *members felt that potholes, grass cutting and weeds on roadsides and pavements were unsightly and asked how often did spraying of weeds occur.* Steve informed them that the weeds were sprayed every 6 months and that

there was a fine balance to be had between those that felt spraying affected insects and bugs and those that preferred a weed free environment. He advised that Parish Councils can purchase additional works by the County Council contractors at a reduced cost, such as sign washing, Grass cutting, Tree/hedge cutting, Drain and gully clearance, as the County Council now only provide a safety level service and not necessarily to the visual standards that Parish Councils or the residents would like for their area.

Residents can email active.communities@westsussex.gov.uk regarding improving local places and spaces. Information can be found on their website - [Improving local places and spaces - West Sussex County Council](#)

- Do you know who are the key contacts in Highways, and which WSCC departments you should contact on various matters? - *Members informed him yes, they did but felt a parish contact for specific areas would be useful.* Steve agreed that he would be a point of contact for Clerks and Councillors with any outstanding issues with the Highways Team and he will investigate them.
- How do you currently report highways issues? - *online but find that you don't receive an acknowledgment or progress report and after some time you receive an email to say the case has been closed but you have no idea if the issue was resolved.* Steve informed members that this was something they were working on and that an email to say the case is closed did not necessarily mean that it was. Love West Sussex App was closed because although it was user friendly behind the scenes the information was not going to the right area. The new reporting system works better for information being received and dealt with but acknowledge that it is not user friendly and they are working to make it easier to report on.
- WSCC officers coming out to meet with you? *Members felt that meeting officers helped with parishes being able to ask about specific issues. Bersted meet with Mike Thomas at quarterly infrastructure meetings. They didn't think a virtual meeting with other parishes would benefit as there may be parishes that dominate the meeting with their issues.*
- Self-service info which is updated regularly (virtual noticeboard/info made available on 'Earthlight' map, etc.) or do you have ideas for another format? Would it be useful to you to have promotional and information material from us to distribute? If so what? Posters, SM flyers/graphics, leaflets, videos, etc. *Members felt that this was an area that could be used to inform residents through posters, flyers etc and asked if some formats could be available for use on social media that the Parish can promote on their face book page.*

Members thanked Steve for coming.

23305

Planning Applications.

- a) App. No. BE/127/23/T
 Site: 2 Homing Gardens, Bersted
 Application: Crown lift to provide a maximum of 4m overhead clearance on all aspects, remove three lowest remaining branches growing over dwelling (south-east aspect) and reduce/remove any residual small diameter branches to achieve a maximum of 3m clearance from the dwelling and fixtures to 1 No. Dawn Redwood tree. (Tree D).
Tree officer recommends that the redwood is part of the street scene and pruning will be detrimental to the tree. Supports the pruning of the beech trees.
RESOLVED to make the following comment: To support the tree officer's recommendations.
- b) App. No. BE/129/23/S73
 Site: Land North of Chalcraft Lane (Nursery Fields)
 Application: Variation of condition approved under BE/1/23/RES (outline planning permission BE/148/20/OUT) relating to condition 1 – details of approved plans and removal of condition 3 relating to removal of Self/Build and Custom Build dwellings and replacement with market and affordable dwellings.

Condition 1- Slight amendment to move access to Chalcraft Nurseries off the proposed access into the main site. Condition 3 – removal of 12 self-build plots – to 8 open market and 4 extra affordable homes plots 114 - 117

RESOLVED to make the following comment: No Objection with regards to Condition 1. Object to the proposals for condition 3, the committee feels it should be a 50/50 split of open market and affordable homes.

- c) App. No. BE/133/23/S73
 Site: Chalcraft Nurseries Chalcraft Lane Bersted PO21 5TS
 Application: Variation of condition imposed under BE/81/20/OUT relating to condition 31 - Biodiversity Net Gain to allow greater flexibility to be achieved from each phase.
Requesting a change to the condition as to the percentage for Bio Diversity Net Gain – currently their headline results have it as 24% which they think is too high as Bio Diversity Net Gain in the Environment Act 2021 only requires a 10% net gain.
RESOLVED to make the following comment: OBJECT – as it has approval as part of the scheme so should stay at 24%
- d) App. No. BE/134/23/OUT
 Site: Land at Heath Place Bersted PO22 9SL
 Application: Outline application with all matters reserved for the erection of up to 10 No dwellings (resubmission following BE/51/23/OUT).
RESOLVED to make the following comment: OBJECT – due to the lack of any information as to the layout and access the committee cannot make an informed decision, also the site is in Flood Zone 3 and has recently been flooded.

23306

Planning Decisions

WSCC/032/23 - Bartons Primary School, Lethaby Road, Bersted – portacabin - Granted subject to conditions.

23307

Emergency Resilience Plan

To consider and agree the Bersted Parish Council Emergency Resilience Plan for recommendation to Council. Members reviewed the draft plan and asked for some additions. Members agreed that Council should review the plan and the Planning Committee will further review it in January.

RESOLVED to ask Council to review and make any comments and bring back to the Planning Committee in January for a further review.

ACTION the Deputy Clerk to make the amendments.

23308

Review of Planning Local Validation Requirements Lists- Arun District Council Consultation.

To consider the consultation and make comments, if any, to Arun DC by 22 December 2023.

This is an annual review made by District. Members agreed to not make any comments as Arun DC were best placed to review them.

RESOLVED to make no comment.

23309

Broadband Connectivity in Shripney

To consider writing to Openreach and ask about their plans to supply high speed broadband and better connectivity for Shripney. On Openreach's website proposals are to provide Ultrafast Broadband to homes and businesses in the UK by 2026. However, their plans for the area in and around Shripney do not give specific information only indicate they will be building plans in the future. Members had concerns that the transition from analogue to digital landlines by 2025 will precede any provision of Ultrafast Broadband. Members agreed that a letter should be sent to Openreach asking for specific detail of better connection in Shripney and what provision they will be making if the work is not done before the switch off on analogue phone lines.

RESOLVED to contact Openreach and ask what their plans are for providing Ultrafast Broadband to Shripney and what provision is being made if their plans are later than the switch over to digital landlines in 2025.

23310 **Correspondence**
None.

23311 **Matters Arising**
Request from D. Cllr Lury to contact the developers for West Bersted to request a public consultation as their outline application is not being looked at by Arun DC Planning Committee Meeting in December.

There being no further business the Chairman closed the meeting at 21:01

Signed..... Committee Chairman Date

Subject to ratification