

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL HELD AT 19:00 ON TUESDAY 9 JANUARY 2024
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

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

In attendance: 0 members of the public

23331

Apologies for Absence

Cllr Ralph

23332

Declarations of Interests

Cllr Spencer declared a personal interest in applications BE/117/23/PL and BE/138/23/OUT

23333

Public Session

None.

23334

Minutes of the Last Meeting 5 December 2023

RESOLVED that the Minutes of the Meeting 5 December 2023, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

23335

Matters Arising from the Minutes

Minute 23304 – Cllr Wells asked if Steve Hill would be attending another meeting. The Deputy Clerk informed him he would not be.

23336

Planning Applications.

a)

App. No. BE/117/23/PL

Site Liseve Lodge, 84 North Bersted Street

Application: Change of use for 2 No existing outbuildings to be used as holiday lets. This application affects the character and appearance of the North Bersted Conservation Area and is in CIL Zone 5 (Zero Rated) as other development.

RESOLVED to make the following comment: NO OBJECTION

b)

App. No. BE/135/23/PL

Site: 1 Plover Close, Bersted

Application: Demolition of existing side lobby and the erection of a front porch extension to the existing dwelling (No. 1 Plover Close) and the erection of 1 No. 3-bedroom dwelling on land to side of the existing dwelling incorporating a rear facing flat roof dormer (resubmission following BE/130/22/PL). This is in CIL Zone 4 and is CIL liable for a new dwelling.

RESOLVED to make the following comment: NO OBJECTION if there are 2 parking spaces for each dwelling as it is unclear on the plans, in line with Arun DC parking standards and Bersted Neighbourhood Development Plan policy HDQ8.

c)

App. No. BE/137/23/PL

Site. 234 Chichester Road, Bersted

Application: Rear ground floor area to be divided by means of a separating party wall to create 1 No new dwelling to the rear of the existing estate agents with single storey side extension. This application is in CIL Zone 4 (Zero Rated) as other development.

RESOLVED to make the following comment: OBJECT – the proposals have a lack of amenity space as required by Arun Local Plan Policy D DM4 and no provision for parking as required by Arun DC parking standards and Bersted Neighbourhood Development Plan policy HDQ8.

- d) App. No BE/138/23/OUT
 Site: Land east of Heath Place, Ash Grove
 Application: Outline application with some matters reserved (except access, layout and scale) for 3 No. light industrial/workshop units. This application is in CIL Zone 4 (Zero Rated) as other development.
RESOLVED to make the following comment: OBJECT – This development is in Flood zones 2 & 3 and has recently flooded due to its proximity to the Aldingbourne Rife and is unsuitable for development, Arun Local Plan Policy W DM2. The Parish Council is surprised that Economic Development at Arun support this application when business in the area have suffered from recent flooding, causing contamination into the Aldingbourne Rife.
- e) App. No. BE/139/23/TEL
 Site: Durban Road Industrial Estate, Heath Place
 Application: Prior approval under Schedule 2, Part 16, Class A for the installation of a 26.2m monopole on a concrete base, 2.4m high fencing compound, 6 No. operator cabinets, 4 No. dishes, 24 No. Antennas, 1 No. Meter cabinet and ancillary development thereto.
RESOLVED to make the following comment: OBJECT – The proposed area for installation has recently been flooded and is close to the flood plain.

23337

Planning Decisions

BE/123/23/TC -The Manor House, North Bersted Street – No Objection
 BE/127/23/T - 2 Homing Gardens, Bersted – Approved subject to conditions.

23338

Emergency Resilience Plan

Cllr Wells reported that he along with Cllrs Spencer and Yeates attended a meeting at Aldingbourne with other Parishes regarding planning and resilience issues. The group will be writing to the Environment Agency to ask about the management of the Aldingbourne Rife. He would like to recommend to Council that Bersted Parish Council do the same also asking the Environment Agency when they last reviewed and rated the Flood Zones for Shripney and the Rife. He would also like the Parish Council to write to Nick Gibb MP and the Chief Executives at Arun DC regarding the same issues. He asked for the Deputy Clerk to draft a letter for Council. With regards the Emergency Resilience Plan, he would like to arrange a meeting with WSCC and Arun DC Resilience officers to discuss resilience and build community networks into the Bersted Emergency Resilience Plan. He will be contacting officers to try and arrange this.
ACTION The Deputy Clerk to ask the Clerk to include items on the next Council Meeting Agenda for members to approve writing to the Environment Agency, Nick Gibb MP. The Deputy Clerk will draft a letter for the Council Meeting.

23339

Correspondence

Angmering PC, Levelling Up training session on Wednesday 24 January 7 – 9pm with Steve Tillbury on new planning laws coming in. Cllr Spencer, the Clerk and the Deputy Clerk will be attending.

23340

Matters Arising

Cllr Spencer reported that the road drain in North Bersted Street that leads to the Spinney ditch had forced a lot of earth and broken pipe into the ditch. He was concerned that the Parish as riparian owners may need to clear the ditch of any built-up earth in dry weather.
 Cllr Spencer reported that the roundabout at Charles Purley Way has overgrown bushes between its entrance and access to Lidl/Rolls Royce causing a visual obstruction when turning.

There being no further business the Chair closed the meeting at 20:33

Signed..... **Committee Chair** Date