

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE  
OF BERSTED PARISH COUNCIL HELD AT 19:00 ON TUESDAY 5 MARCH 2024  
AT BERSTED JUBILEE HALL, CHALCRAFT LANE.**

**Present:** Cllrs J. Spencer (Committee Chair) and P. Wells, G. Yeates and Mrs S. O'Connell (Deputy Clerk)

In attendance: 1 member of the public

**23425**

**Apologies for Absence**

Cllrs Ralph and Van Koolbergen

**23426**

**Declarations of Interests**

None

**23427**

**Public Session opened at 19:01**

A member of the public attended to voice their concerns that Barratt Homes development at Nursery Fields have proper sustainable drainage systems (SuDS) in place for the houses and that if a management company is set up that it is made clear what they are taking on regarding any drainage systems that may be maintained by the management company. Their concerns arise because at the Berkeley Homes site, with has areas maintained by a management company and is in the process of transferring to a resident's management company, it has come to light that the resident's management company will be responsible for the maintenance of one of the SuDS, which was not made clear to residents in documents when they bought their homes. The resident has contacted Barratt Homes regarding their concerns for proper SuDS at Nursery Fields and has given ideas for community projects as referred to at the "Meet the Builders" meeting but is waiting a reply.

They also felt it would be of benefit to the Parish Council if they could find out from Barratt Homes who would be responsible for maintenance of ditches that surface water from the site will be fed into.

Public session closed at 19:20

**23428**

**Minutes of the Last Meeting 6 February 2024**

**RESOLVED** that the Minutes of the Meeting 6 February 2024, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

**23429**

**Matters Arising from the Minutes**

Minute 23390 – Cllr Yeates asked are agencies are being contacted regarding the Emergency Resilience Plan and flooding issues. Cllr Wells replied the agencies are not getting on top of the situation at Shripney. But he had attended a meeting with Michael Rowland Arun DC's Emergency Planning Officer.

**23430**

**Planning Applications.**

- a) App. No. BE/13/24/S73  
Site: Chalcraft Nurseries, Chalcraft Lane, Bersted  
Application: Application under Section 73 for the variation of condition imposed under BE/81/20/OUT (which was subject to S106 agreement) relating to condition 3- approved plans and access  
**RESOLVED** to make the following comment: NO OBJECTION
- b) App. No. BE/18/24/PL  
Site: Garage compound Holland Close, Bersted  
Application: Use of land for storage and the erection of 2 no. storage containers. This application is CIL Zone 4 (zero rated) as other development.

**RESOLVED** to make the following comment: OBJECT – regarding the proximity to residential property and visual impact. It is not clear from the application if the storage containers are for private or commercial use.

- c) App. No. BE/21/24/PL  
 Site: Unit G, Arun Retail Park, Shripney Road  
 Application: Installation of Terrazzo tiles to store front, Crittall style shopfront doors and windows, screened bin store with patterned timber slats, artist murals to side elevations, new metal door and delivery hatch, black timber screening and cladding, repainting of existing roof, painting of retained brickwork black, redecorating of existing columns, existing gutters to be made good and existing shopfront to be partially stripped out and infilled with brick to match existing. This application in in CIL Zone 4 (Zero Rated) as other development.  
**RESOLVED** to make the following comment: NO OBJECTION

- d) App. No. BE/22/24/A  
 Site: Unit G, Arun Retail Park, Shripney Road  
 Application: 2 No. internally illuminated fascia signs on front and rear elevations and 2 No. internally illuminated Perspex Cockerel signs on front and side elevations.  
**RESOLVED** to make the following comment: NO OBJECTION but would ask that a condition is in place for the illuminated signs to be turned off after trading hours.

23431

**Planning Decisions**

**BE/129/23/S73** – Land North of Chalcraft Lane (Nursery Fields self-build plots to 4 affordable & 8 private) – **Refused**

**BE/134/23/OUT** – land at Heath Place (10 dwellings) – **Withdrawn**

**BE/133/23/S73** – Chalcraft Nurseries – **Approved**

**BE/138/23/OUT** – Land east of Heath Place (3 light industrial workshops) – **Refused**

23432

**Emergency Resilience Plan**

Cllr Wells reported he and Cllr Spencer had met with Michael Rowland Arun DC’s Emergency Planning Officer. Michael gave an understanding to them of his role with regards flooding in November. He would like Bersted PC to consider using the hall as a short-term rest centre. Members agreed this should be put to Council for consideration.

Cllr Wells suggested that Bersted link up with other councils to have training on resilience involving Arun and WSCC.

**RESOLVED** to recommend to Council that the hall is used as a short-term rest centre.

23433

**Community Infrastructure Levy (CIL)**

Arun District Council will be carrying out a full review of the Infrastructure Investment Plan (IIP) for the period 2025 - 2028. The consultation period will run from Thursday 1 February to Monday 1 April 2024. After this time, they will collate all proposed infrastructure projects that have been submitted and they will then be scored to identify projects that will be recommended for inclusion in the IIP for the next three years.

Members had previously suggested;

Cycle stands and fixing stations around the parish as agreed at planning in Oct - Durlston Drive, Royal Parade, Bersted Jubilee Hall, Shripney Lane.

Flooding Resilience items in affected areas Shripney and Addison Way – storage containers for sandbags, signage, high visibility vests etc.

Litter Bins

Entrance Village signs/gateways

The Deputy Clerk informed members that there were two existing projects on Aruns List. Speed indicator device, Chalcraft Lane – ID51/PC

New or replacement gym/play equipment – ID53/PC  
Members agreed to keep these and update the information if needed.  
**RESOLVED** to recommend to Council the new and existing projects for CIL.

23434

**Biodiversity Policy**

The Deputy Clerk explained that this was now something Town and Parish Councils needed to have. A copy of the proposed Policy had been circulated. Members asked that it was considered at Full Council.

**RESOLVED** Full Council to agree the Biodiversity Policy for Bersted.

23435

**Street naming for Elivia Homes Development at Shripney.**

The Deputy Clerk informed members that Elivia Homes had asked if the Parish Council had any names to put forward for their development of 44 homes at Shripney. Members agreed on the following: Charlie Parson, Byron, Wordsworth, Shelley, Keates, Wheatsheaf, Warren.

**RESOLVED** to recommend to Council the names suggested.

23436

**Committee Terms of Reference**

The Deputy Clerk informed members this had been updated in November and did they have anything they wanted added or amended. Members agreed that no changes were necessary.

**RESOLVED** to recommend to Council no changes to the Terms of Reference for the Planning Committee.

23437

**Speed Indicator Device**

Members to consider and recommend to Council in which road the Speed Indicator Device should be located. Members suggested Shripney Road, Rowan Way, Chalcraft Lane, Central Avenue, Chichester Road near Bersted Autos. The Deputy Clerk will need to apply for a license from WSCC Highways and SSE to attach to the lamp posts in the chosen locations.

**RESOLVED** to recommend to Council the above roads for the Speed Indicator Device.

23438

**Correspondence**

None.

23439

**Matters Arising**

Cllr Spencer asked that another letter is sent to Nick Gibb MP highlighting the flooding issues in Bersted. Members asked for it to be an item on the March Council Agenda.

There being no further business the Chair closed the meeting at 20:50

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