

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE OF  
BERSTED PARISH COUNCIL HELD AT 19:08 ON TUESDAY  
1<sup>st</sup> APRIL 2025, AT BERSTED JUBILEE HALL, CHALCRAFT LANE, PO21 5TU.**

**Present:** Cllrs J. Spencer (Chair), A. Van Koolbergen (Vice Chair),  
and G. Yeates along with June Milson (Community Clerk).

In attendance: 3 members of the public.

**24436**            **Apologies for Absence-** P. Ralph.

**No Apologies Received** – Cllrs. J. Barrett, J. Warr-Chapman.

**24437**            **Declarations of Interests** –

Cllr Spencer declared a personal interest in applications BE/37/25/TC, BE/102/24/PL, BE/103/24/PL.

Cllr Yeates declared a personal interest in applications BE/102/24/PL, BE/103/24/PL.

Cllr Van Koolbergen declared a personal interest in Minute Number 24440.

**24438**            **Minutes of the Last Meeting 4 March 2025**

**RESOLVED** that the Minutes of the Meeting 4 March 2025, having been circulated in advance, be taken as read and signed by the Chairman as a true record.

**24439**            **Matters Arising from the Minutes** - None.

**24440**            **Public Session opened at 19:15**

**Elbridge Recycling Centre.**

Three members of the public were present to discuss the agenda item entitled Elbridge Recycling Centre. The Committee agreed to move this up the agenda for discussion.

Cllr Greenway WSCC brought to the attention of the Planning Committee that since the Retrospective Planning Approval with conditions to make several improvements to the site, nothing appears to have changed. Negotiations are still ongoing between the Landlord and the Operator regarding the renewal of the Lease, this is almost at completion with a couple of outstanding issues. The condition of the road and dust is unchanged, and Cllr Greenway has pushed for enforcement but to date this has not been taken forward. Highways have written to the operator under the Highways Act to advise more debris and mud are on the Highway and to ensure the wheel washing is taking place. No response to date has been received.

Cllr Van Koolbergen advised that the Retrospective Planning now allows them to process 75,000 tons of waste legally, which they are doing (and had been doing prior to the Retrospective Planning) all other conditions have not been adhered to. Cllr Van Koolbergen advised that there are also road access issues into the site. The access was supposed to be widened to take two lorries which hasn't been done, this causes holdups on the A259, and there is an issue with dust and debris impacting the A259 signage, bus stop and cycle lane. Cllr Van Koolbergen added it is disgusting that they have been allowed to go on for so long. One member of the public mentioned that when getting off the bus at the bus-stop it is very muddy, this is a result of barrels of water being used to alleviate the dust, which then creates mud.

Another member of the public wondered why ADC have become very quiet on the subject. Lorries travel at speed into Babsham Site when entering or exiting the site. The operator is spending what appears to be huge amounts of money on new machinery and vehicles. A very high grabber arm is being used on the site and debris from this is still being dropped over the boundary fence. This application was supposed to stop all this, the operator appears to not be prioritising improvements to the site. Q-How has this been allowed to continue with no enforcement for two years? All were under the impression that the lease from Strutt and Parker was in fact a 5-year lease, therefore wondered

why this was being re-negotiated with the present land agent Savills. Those present expressed this has got to be moved on, we need to work as a team to get this resolved.

Cllr Yeates advised how extremely disappointed and irritated that nothing has been improved, she thanked Cllr Greenway for all his hard work to try and resolve this situation. Cllr Yeates suggested putting the Speed Indicator Device (SID) in place. A discussion was held around this and agreed that Cllr Van Koolbergen would identify a lamp post number to attach the SID onto. Bersted Parish Council (BPC) would then apply for permission to ENVEO to attach the SID to this lamp post. A site meeting was suggested with relevant agencies to include WSCC, ADC, BPC it was agreed the Community Clerk would draft and email to be circulated to the committee for comment. Once approved this would be sent to Cllr Greenway outlining our concerns for him to take forward to WSCC to arrange a possible site meeting and or move the enforcement on. A discussion was held around the possibility of using CCTV or wildlife camera to prove the dust and debris are coming from this site. BPC will investigate this.

**RESOLVED** to write to WSCC via Cllr Greenway with BPC's concerns of the lack of enforcement to the site improvements to Elbridge Recycling Centre. BPC to investigate the possibility of arranging CCTV or a wildlife camera to prove that dust and debris are coming from this site.

**ACTION** The Community Clerk will draft a letter and email it to the committee for comment/approval. Once approved this would be sent to Cllr Greenway outlining our concerns for him to take forward to WSCC to arrange a possible site meeting.

The Community Clerk to investigate the possibility of arranging CCTV or a wildlife camera to prove that dust and debris are coming from this site.

24441

**Planning Applications.**

**App No.** BE/11/25/HH

Site Ellerdine House, 2 Braemar Way, Bersted

Application Drop kerb to create access from B2259 and close exiting access to Braemar Way. Rebuild boundary Wall and install gates.

Case Officer Aishwarya Reddy

*ADC had requested several additions to the application before this was accepted. The application was finally accepted on 24<sup>th</sup> February.*

**Comments by 26<sup>th</sup> April 2025**

**RESOLVED** to make the following comment: OBJECT members suggest the gates are placed further back from the highway to alleviate any obstructions to pedestrians from larger vehicles such as delivery vans and/or lorries.

**App. No.** BE/16/25/RES

Site Land at Oldlands Farm, Newlands Road, Bognor Regis

Application Approval of reserved matters following outline consent BE/150/22/OUT comprising 3 No. units with Class B2 and/or B8 of the Use of Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access of Newlands Road.

Case Officer: Mr D Easton

**Comments by 3<sup>rd</sup> April**

*No supporting reports from agencies re application for outlining approval.*

**RESOLVED** to make the following comment: OBJECT members have concerns over the extra high volume of distribution traffic due to the already overused highway which has increased since the Amazon Depot has been operating. Concerns also of the impact on lighting at the Bersted Brooks Nature Reserve.

**App. No** BE/17/25/HH

Site 3 Westfield, Bersted

Application Drop Kerb

**Comments by 10<sup>th</sup> April**

*WSCC have advised the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'serve' cumulative impacts on the operation of the highway network. They suggest the following should be applied - In addition to obtaining planning permission that they must obtain formal approval from the Highway Authority.*

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

**App. No** BE/18/25/T

Site The Stables, Rookery Farm, North Bersted Street

Application 1 No. Sycamore crown reduction leaving a height of 18m and a spread of 5m

**Comments by 10<sup>th</sup> April 2025***The Tree Surgeon has advised AFTER the work the tree will NOT be any higher than 18 metres and the span no greater than 5 metres.***RESOLVED** to make the following comment: NO OBJECTION**App. No.** BE/19/25/S73

Site Arun Retail Park Unit F1, Burger King, Shripney Road, Bersted

Application Variation of condition following the grant of BE/15/89 relating to condition 4 (opening hours to be extended)

Case Officer Hannah Kersley

**Comments by 3 April 2025***Environmental Health (EH) Comments – Concerns over potential noise impact. Drive through lane runs directly along boundary with residential accommodation with the order point only about 10m from adjacent property.**Concerns about the car park being used after 23.00hrs. Noise from existing plant machinery which whilst during the day is not an issue but could be so in the middle of the night. An assessment is required of the existing noise climate and the impact these extended hours may have. They recommend refusal until noise impact has been properly considered.**One objection from a Resident about the noise impact.***RESOLVED** to make the following comment: OBJECT members agree with the EH comments and would like to see the results of the noise impact.**App. No** BE/37/25/TC

Site Rookery Farmhouse, North Bersted Street.

Application Fell 1 No. Lawson Cypress (T1) This tree is within North Bersted Conservation Area.

**Comments by 27<sup>th</sup> April 2025***This is on North Bersted Conservation Area. No comments received from other agencies to date.***RESOLVED** to make the following comment: OBJECT members would like the owner to reduce the height and spread of the tree and suggest making enquiries with a Tree Surgeon.**App. No.** BE/102/24/PL

Site Land at the rear of The Oaks and Garth Cottage, Shripney Road, Bognor Regis.

Application Shripney riverbank improvement scheme (Site A) for Garth Cottage and The Oaks, to reinforce part of the garden boundary that is slipping into the ditch at the rear of each property.

Replacement garden footbridge at The Oaks and additional culvert work to improve the flow from the ditch.

Case Officer Hannah Kersley

**Comments by 9<sup>th</sup> April***Operation Watershed Application from BPC.**EA – have no objections provided the following condition be attached to any planning permission granted. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included – See email from EA**Drainage – Paul Cann advised having been significantly involved in the inception no objection to proposal the Scheme is associated with BE/103/24/PL.***RESOLVED** to make the following comment: SUPPORT**App. No** BE/103/24/PL

Site Bersted Brooks Nature Reserve, off Rowan Way, Bognor Regis

Application Creation of 2 no. 35m long section of watercourse connected to the north bank of the Aldingbourne Rife and incorporation of culverts and handrails to form pedestrian crossings of the new watercourse, adjacent to the main river channel.

Case Officer Mr S Davis

**Comments by 10<sup>th</sup> April 2025***EA/ADC have advised they were due to reply by 24<sup>th</sup> March, but this has been delayed due to staff Shortages.**WSCC advises there is no impact on highway safety. If LPA approve the application the following informative should be applied – see email.*

*ADC Drainage Officer – Paul Cann having been significantly involved in the inception, has no objection, this scheme is also associated with BE/102/24/PL. Environmental Health – comment No Objection with conditions – see email.*

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

**24442**                    **Planning Decisions made by Arun DC**  
**BE/5/25/TC – “Dorney” North Bersted Street – No Objections**

**24443**                    **Correspondence-**Residence proposal for Zebra Crossing at Pink Pub, The Royal Oak. See email previously circulated. Members discussed concerns about this on a very busy junction. However, enquiries will be made to WSCC Road Safety Scheme via Cllr Greenway. A response will be sent to the resident to advise BPC are making enquiries.

**ACTION** The Community Clerk to write to the resident advising enquiries are being made to WSCC Road Safety Scheme via Cllr Greenway.

**The Community Clerk to forward the email to Cllr Greenway with a request from BPC to ADC News Release– Secured Funds for Warmer Homes**

**BPC Letter to MP Jess Brown-Fuller MP – about concerns over lack provision of full fibre broadband to the village of Shripney.**

**24444**                    **Urgent Matters**  
None.

There being no further business the Chair closed the meeting at 20:28

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