DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 20th August 2014 at 7.00pm

Present: Chair: Cllr Leslie Sampson

Councillors: Ann Bridges, James Butcher, Pam Gavan, John Hollington, Fred Lewis, Doris Martin & Jean Turner

In attendance; Colin Hunt, Clerk to the Council

The Chair opened the meeting and welcomed those members of the public present.

31. Apologies.

Apologies were received and accepted from Cllr Jack Chapman

32. Declaration of substitute Members.

Cllr Jean Turner was substituting for Cllr Jack Chapman

There were no other substitute Members

33. Declaration of interest.

There were no declarations of interest at the outset of the meeting.

34. Minutes of the previous meeting

The Minutes of the meeting held on 16th July 2014 were attached to the agenda and were agreed to be a true record of the meeting.

Cllr Doris Martin urged Councillors to learn about or visit the areas to understand better how the proposals might affect the surrounding areas. There were no other matters arising.

35. Public Forum and Questions.

35.1 Mr Whittaker of 38 Firle Road explained that the planning application number AWDM/0913/14 was a re-submission as the original application was submitted by his architect without his consent. Mr Whittaker had subsequently applied to alter the pitch of the roof line, which he considered to have a more pleasing appearance.

The Chair thanked Mr Whittaker for his explanation.

35.2 Mrs Lawler of 8 Vincent Close was disappointed that her application AWDM/0989/14 had been refused. The re-submission had been altered to take account of the objections and Mrs Lawler explained that other property in the area had been extended in a similar fashion and she was asking the Committee to support the application.

The Chair thanked Mrs Lawler for her comments.

36. Determination of Planning Applications.

36A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/1061/14	43 Grinstead Lane Lancing BN15 9DU	Householder application for permitted development for prior approval for an extension 4.27m in depth to be added onto the existing extension which is 3.73m deep, a total of 8m from rear wall of the original house, maximum height 2.9 and maximum eaves height of 2.650m above ground level	None required

36B Non material amendments

Application number	Location	Proposal	Comments
AWDM/1029/14	46 Mill Road Lancing BN15 0PZ	Application for non-material amendment to planning permission AWDM/0212/14: Amendment: resiting of stainless steel handrail and structural glass guarding on south elevation 800mm to sit on edge of parapet wall to correspond with other elevations	None required
AWDM/0961/14	1 Freshbrook Road Lancing BN15 8DA	Application for a non-material amendment to previously approved ADC/0229/10 to allow kitchen repositioning to ground floor with patio doors installed	None required

36C Planning Applications

The Chair, with the agreement of the Committee, advanced applications AWDM/0913/14 AWDM/0989/14, so as not to delay those residents who had attended the meeting.

Application number	Location	Proposal	Comments
AWDM/0913/14	38 Firle Road Lancing BN15 ONZ	Loft conversion	No objections

AWDM/0989/14	8 Vincent Close Lancing BN15 9LL	Single storey flat roof rear extension; 2 no. front dormers and hip to gable roof extension with rear dormer	No objections
AWDM/0773/14	61 North Road Lancing BN15 9AS	Advertisement consent for internally illuminated fascia sign and non-illuminated projecting sign.	No objections
AWDM/0871/14	Asda South Street Lancing BN15 8AG	Trolley shelters to replace open air bays and also a smoking shelter in the warehouse yard.	No objections
AWDM/0902/14	Asda South Street Lancing BN15 8AG	Installation of 5 non-illuminated post signs around site perimeter	No objections
AWDM/0881/14	329 Brighton Road Lancing BN15 8JR	Construction of a front porch	No objections
AWDM/0896/14	Brighton And Hove Albion Training Ground 60 Mash Barn Lane Lancing BN15 9FP	Application to vary condition 27 of AWDM/0205/12 relating to renewable energy and BREEAM certification	No objections but Cllr James Butcher abstained from voting as he did not understand the concept of the BREEAM certification.
AWDM/0929/14	Brighton And Hove Albion Training Ground 60 Mash Barn Lane Lancing BN15 9FP	Advertisement consent for new signage comprising fascia sign to north elevation, fascia sign to east elevation of indoor pitch building, pole sign adjacent to entrance road, totem sign on northern boundary at main entrance and four flagpole signs on front (north) of building, all non-illuminated apart from the main fascia and totem signs	No objections
AWDM/0943/14	41 Crabtree Lane Lancing BN15 9PL	Provision of vehicular access and hard standing	No objections
AWDM/0944/14	1 - 3 South Street Lancing BN15 8AE	Part two-storey and part single-storey extension to west elevation for Gardner and Scardifield to extend sales area.	No objections
AWDM/0970/14	191A Brighton Road Lancing BN15 8JB	Second floor roof extension to include 3 no. dormers and 2 roof lights	No objections

AWDM/0980/14	Bella Notte 117 Brighton Road Lancing BN15 8HT	Change of use from class C1 (Guest House) to class B1(a) (Office)	No objections
AWDM/0987/14	Units 1-2 Cecil Road Lancing BN15 8HN	Outline application (including details of access, layout and scale) for the demolition of existing commercial buildings and the erection of 2no. 2-bed dwellings of1.5 storeys in height and 1no. 2-bed single storey bungalow	The Committee objected to this application as it considered this to be an overdevelopment of a small back site and would have a negative impact on the area. Also the access was too narrow and any development would overlook and be overlooked in all directions.
AWDM/1002/14	Drumconner Rest Home 15 Brighton Road Lancing BN15 8RJ	Proposed single storey rear extension to kitchen and store and proposed first floor extension to provide additional 942 square metres of accommodation including an additional 17 bedrooms, first floor lounge and dining room	Committee objected to this application. It was considered this to be gross over development of the site and concerns were raised about the increased density of residents. Other concerns were the increased traffic movements to and from the busy Brighton Road, parking on site and the impact on the surrounding properties.
AWDM/1006/14	Grazing Land East Of New Salts Farm New Salts Farm Road Lancing	Change of use to allow agricultural land to be used as walking/exercise fields for dogs in connection with adjacent Dogs Trust Rehoming Centre	No objections

37. Determination of applications the Council wishes to make representations on to the District Council.

None required.

38. Correspondence received.

38.1 Notice from the Planning Inspectorate.

Notice of the decision by the Secretary of State granting development consent to E.ON Climate and Renewables for the Rampion Offshore Windfarm was received and is available in the Clerk's Office.

There was no other correspondence.

39. Clerks Report(s).

39.1 The Clerk reported that due to commitments, it is unlikely that Gary Peck from ADC will be able to undertake members training before December. The Clerk will notify Members once the actual date has been fixed.

There were no other reports

30. Any Other Urgent Business (Agreed with the Chairman in Advance).

There was no other urgent business

The meeting closed at 8.35 pm

Colin Hunt
Clerk to the Council
21st August 2014

Signed Chairman

Date