ADUR & WORTHING
17 SEP 2015
PLANNING SERVICES

DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 16th September 2015 at 7.00pm

Present: Chair: Cllr Pam Gavan

Councillors: Clive Burghard (Vice Chair), James Butcher, Liz Haywood, Fred Lewis, Doris Martin & Leslie Sampson

In attendance; Colin Hunt, Clerk to the Council

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

41. Apologies.

Apologies were received from Cllrs Ann Bridges, Jack Chapman & Jean Turner

There were no other apologies.

42. Declaration of substitute Members.

Cllr Leslie Sampson was substituting for Cllr Jean Turner,

There were no other substitute Members

43. Declaration of interest.

Cllr Burghard declared an interest in AWDM/1170/15, The Barn Caravan Park as he knew the applicants personally.

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

44. Minutes of the previous meeting

The Minutes of the meeting held on 19th August 2015 were agreed as a true record at the Council meeting held on 2nd September 2015, and not attached to the agenda as stated.

There were no matters arising.

45. Public Forum and Questions.

45.1 Mr Bill Freeman, who was representing a number of local residents who reside in the vicinity of Manor Way, spoke against the amended planning application AWDM/0829/14 concerning 4 Old Shoreham Road. He reminded Committee of the numerous previous applications relating to this site, that Council had objected to and he hoped that this would continue.

Mr Freeman distributed some plans and photographs amongst Committee Members and spoke of his concern that the changes had been made to obtain some permission and that once granted this would set some precedent for future development. Mr Freeman reminded Committee of the condition of the

ground and that the area is prone to severe flooding and any development in his opinion would exacerbate the situation.

Mr Freeman also was concerned about the traffic and highway issues and maintained that vehicles leaving the site at night would be travelling eastwards and the lights from these vehicles would be shining directly onto oncoming traffic on the A27 moving westwards. This would be 'blinding' for those motorists and would endanger other road users in the area in and around the pelican crossing.

Mr Freeman was also concerned that the ecology of the site had not been considered and that no thought had been given to the wildlife that inhabit the area.

The Chair thanked Mr Freeman for his comments and with Committee's approval moved the amended application to the front of the agenda so as to avoid him being unnecessarily delayed.

There were no other questions or comments.

46. Determination of Planning Applications.

46A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/1247/15	139 Brighton Road Lancing BN15 8HT	Application for a Lawful Development Certificate for an Existing dwelling house	Non required

36B Non material amendments

Application number	Location	Proposal	Comments
None			
AWDM/1163/15	13 Griffiths Avenue Lancing BN15 0HW	To replace existing extension with rooms in roof to front dormers.	Non required

36C Planning Applications

Application number	Location	Proposal	Comments
AWDM/0829/14	4 Old Shoreham Road, Lancing BN15 0QT	This was an amendment to the last application in that the 2 chalet bungalows were no longer part of the proposal and garages are now proposed to the rear instead. There were now currently only 2 houses proposed on the site and this is shown on the new drawing.	

Comments Committee objected to this amended application. Although the original overdevelopment issue had been addressed, it nevertheless still maintained many of its other previous objections. It was Committee's contention that the garage access was also over engineered and if metalled then the concentrated run off from this impermeable area would exacerbate the flooding problems. Any controlled surface water discharge methods would also be ineffective as the area has a high water table level thus making soakaways ineffective. The other concern remained that of traffic and pedestrian safety, which would be compromised at the junction of the service/slip road with the major A27. Committee also felt that, if one had not already been undertaken then perhaps an ecology study of the area would be of benefit to better understand the ecosystems of the area.			
AWDM/1287/15	180 Brighton Road Lancing BN15 8LL	Retention of shed attached to west elevation (retrospective).	No objection
AWDM/1166/15	34 North Road Lancing BN15 9AT	Change of use of part of ground floor and second floor at rear from Use Class A2 (financial and professional services) to 2no. one bedroom flats. Replacement shopfront	No objection
AWDM/1205/15	13 Manor Close Lancing BN15 0QY	Removal of Conditions 2 and 3 of approved AWDM/1302/13 for timber cladding to rear dormer.	No objection
AWDM/1164/15	17 George V Avenue Lancing BN15 8NG	Single-storey rear extension to west elevation.	No objection
AWDM/1170/15	The Barn Caravan Park, Old Salts Farm Road, Lancing BN15 8JG	Permanent mobile home for use of the camp site owner with occupation limited to between 1st March to 31st October.	No objection
AWDM/1176/15	86 Penhill Road Lancing BN15 8HQ	Extend height of whole of existing roof to provide further accommodation within roofspace increasing from two bedrooms to four bedrooms with new dormer to west elevation and rooflights to east and west elevations.	No objection
AWDM/1184/15	11 Firle Road Lancing BN15 0NY	Single storey side extension; conversion of garage to habitable room; replacement enlarged rear terrace with privacy screens and storage under (existing terrace removed).	No objection

AWDM/1221/15	63 Manor Road Lancing BN15 0EY	Vicarage Application for consent under Adur Tree Preservation Order 162/1/84(L) of 1984 to reduce radial spread of crown by up to 2-3 metres on one Holm Oak tree T3.	No objection
AWDM/1253/15	5 Firle Road Lancing BN15 0NY	Rebuild rear side extension with pitched roof; side extension at front adding gable to hipped roof.	No objection
AWDM/1148/15	78 Barfield Park Lancing BN15 9DG	Single-storey rear extension to west elevation.	No objection
AWDM/1270/15	9 Browning Road Lancing BN15 0PY	Rear extension with balcony over.	No objection
AWDM/1272/15	Land South of 14 Ring Road Norbury Drive. Lancing	2 no. detached two storey dwellings with new vehicle access formed from Norbury Drive	No objection
AWDM/1228/15	84 North Farm Road Lancing BN15 9BU	Erection of two-storey side extension to south elevation following demolition of existing garage.	No objection
AWDM/1273/15	Britannia Inn 98 Grinstead Lane Lancing BN15 9DP	Position of new temporary structure (refrigeration unit) within the garden area	No objection
AWDM/0980/15	152 Brighton Road Lancing BN15 8LL	Demolition of existing detached house and garage and erection of 2 no. 4 bedroom 3 storey houses	No objection
AWDM/1245/15	5 Windsor Way Broadway Park The Broadway Lancing BN15 8NW	Proposed roof cover with wooden timbers to existing patio steps	No objection
AWDM/1287/15	180 Brighton Road Lancing BN15 8L	Retention of shed attached to west elevation (retrospective).	No objection

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

There were none

48. Correspondence received.

There was no correspondence.

49. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 8:20 pm

Colin Hunt
Clerk to the Council
17th September 2015

Signed Chairman

Date