DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 1st February 2012 at 7.00pm

Present: **Chairman:** Cllr. Brenda Collard

Councillors: Ann Bridges, Mary Hamblin, Fred Lewis, Steve Martin, Morgan Nahid & Lionel Parsons.

In attendance; Colin Hunt, Clerk to the Council

The Chair welcomed those members of the public present.

171. Apologies.

Apologies were received and accepted from Cllr Richard Burt, who was still recovering from his recent illness.

There were no other apologies.

172. Declaration of Substitute Members.

There were no substitutions.

173. Declaration of Interest.

There were no declarations of interest declared at the start of the meeting.

174. Minutes of the previous meeting

The minutes of the previous meeting held on 18th January 2012 were attached to the agenda and, with the exception of an item numbering error, were approved as a true and accurate record.

There were no matters arising.

175. Public Forum and Questions.

175.1 There were a number of residents from Brighton Road who were of the same opinion and raised a number of objections in respect of planning application AWDM/0057/12, 12 Brighton Road Lancing.

Those residents present were; Richard Wheeler, Marie Cullen, Teresa Allen, Richard Stedley, Robert and Andy Strevens and Unsfield who all lived in close proximity to the applicant site.

Concerns of the group included;

- Over development of the site as four, three storey properties were proposed to replace the existing single storey bungalow,
- Traffic safety, due to (i) the increased number of traffic movements that would be generated, along a stretch of road which was already a known accident black spot and (ii) the continuous movement and

volume of traffic along Brighton Road which made manoeuvring dangerous.

- The loss of privacy as adjacent properties would be over looked and
- A loss of light as the height of the properties would shadow properties opposite
- The sound reflection due to the high walled effect of the proposals

The Chair thanked the group for their comments and with Committee's agreement it was decided to advance the planning application to the first matter for discussion on the next item of the agenda.

175.2 District Council Councillor Carol Albury, Ward Councillor for Churchill Ward, spoke concerning planning application AWDM/0066/12, land adjacent to 2 Brighton Road. A number of residents had approached her wanting the beach returned. The area had been used as a car park for over two years as a temporary permission, which had been far too long. There was no evidence of any further building work being undertaken and there was a fear by residents that a precedent would be set and that part of the beach would be lost forever.

The Chair thanked the Ward Councillor for her comments.

There were no other questions.

176. Determination of Planning Applications.

Councillors Fred Lewis and Mary Hamblin advised this meeting that they would be on the District Council's Planning Committee when it makes its final decision on the planning applications being considered by the Parish Council. Therefore, any decisions made at this meeting will be reconsidered by them afresh and with an open mind at the meeting of the District Council.

After discussion, it was RESOLVED that:-

Application number	Location	Proposal
AWDM/0057/12 WARD: Churchill	12 Brighton Road Lancing West Sussex BN15 8RH	Demolition of existing dwelling/garage and redevelopment with 4 three-bedroom townhouses with integral garages and new accesses (outline including details of layout and scale)
	Committee decision Object on grounds of over development and traffic safety. Committee was concerned at the number of RTA's that had occurred on this treacherous stretch of road and that by adding further movements would add to the danger. This was probably the most dangerous stretch of road in Lancing and that to allow the development in its presented form would represent too high a risk. Committee hoped that the Highway Authority would also endorse this sentiment when they considered this application. Committee also felt that the site would be more suitable for a two storey, single or semi detached dwelling.	

Application number	Location	Proposal	Committee decision
AWDM/0055/12 WARD: Widewater	70A Brighton Road Lancing West Sussex BN15 8LW	Demolition and re-erection of retaining walls with excavation of embankment and widening of access driveways (part retrospective) (Beach Park)	Object as the proposals do not appear to give any consideration to the access to the adjacent property, 70 Brighton Road.
AWDM/1004/11 WARD: Widewater	8 George V Avenue Lancing West Sussex BN15 8NG	Outbuilding in rear garden (retrospective)	No objection
AWDM/1024/11 WARD: Manor	10 Pratton Avenue Lancing West Sussex BN15 9NU	Amendment of ADC/0315/09 to include gable ends in lieu of half hip ends	No objection
AWDM/0064/12 WARD: Widewater	11 Drakes Close Broadway Park The Broadway Lancing West Sussex BN15 8NT	Landing steps with handrail	No objection
AWDM/0066/12 WARD: Churchill	Land Adjacent 2 Brighton Road Lancing West Sussex	Retention of temporary staff parking area for Drumconner for a further 2 years (renewal of ADC/0177/10)	Object. There had been enough time to have completed the building works and to continue to use the beach as a car park was unnecessary as there was sufficient on-site parking space on the Drumconnor site. Committee was keen to have the beach restored at the earliest opportunity.

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

Cllr Steve Martin would represent the Council at the ADC planning meeting on 5th March where planning application AWDM/0057/12, 12 Brighton Road Lancing was due to be considered.

178. Correspondence received.

178.2 A letter and plans from ADC regarding a previous application (AWDM/1089/11, The Barn Caravan Park, Old Salts Farm, Lancing) that was refused by Committee at a previous meeting. ADC had received a revised application which proposed a much smaller building and the Council were asked to consider this new proposal.

After consideration Committee was pleased that the size of the proposed building had been reduced and agreed that ADC consider placing some proviso to any agreement stating that the building is deemed temporary and that should the Caravan Park ceased to trade then the building would be removed.

There was no other correspondence.

179. Clerks Report(s).

There were no reports

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

There was no urgent business

The meeting closed at 7.47 pm

Colin Hunt
Clerk to the Council
2nd February 2012

Signed Chairman

Date