DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 6th February 2013 at 7.00pm

Present: **Chair:** Cllr. Mary Hamblin

Councillors: Andy Barnes, Ann Bridges, James Butcher, Sid Hilsum, Fred Lewis, Steve Martin, Julie Petrie & Leslie Sampson.

In attendance; Colin Hunt, Clerk to the Council

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

161. Apologies.

Apologies were received and accepted from Cllr Callum Buxton

There were no other apologies.

162. Declaration of Substitute Members.

Cllr James Butcher was substituting for Cllr Callum Buxton

There were no other substitutions

163. Declaration of Interest.

There were no declarations of interest.

164. Minutes of the previous meeting

There were no other matters arising.

165. Public Forum and Questions.

165.1 Mr Bill Freeman of Manor Way, who stated that he was representing over 70 households in Manor way and Manor Close, spoke against planning application AWDM/0004/13 – 4 Old Shoreham Road.

Mr Freeman stated that this was the fifth time the application had been made and on each of the four previous occasions it had been rejected and that this latest proposal was identical to previous applications and offered nothing new to residents.

Mr Freeman was of the opinion that the design of the development was poor and out of character with the surrounding buildings which he maintained were built between the 1930's and 1950's.

Mr Freeman was also concerned that the run off of water from the proposed impermeable areas would likely increase the frequency of flooding that had

been recently experienced by a number of residents in the area which was an indication of the fragility of the drainage systems in the area.

He also expressed a concern over the increased danger that would be caused by the additional traffic movements onto the A27 which would be generated from the development.

The Chair thanked Mr Freeman for his comments.

There were no other questions.

166. Determination of Planning Applications.

166A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/0060/13 Churchill Ward	44 Boundstone Lane Lancing BN15 9QP	Application for Certificate of Lawfulness for proposed side extension	None required

166B Non material amendments

Application number	Location	Proposal	Comments
There was none			

166C Planning Applications

Application number	Location	Proposal
AWDM/0004/13 Mash Barn Ward	4 Old Shoreham Road Lancing BN15 0QT	Demolition of existing house at 4 Old Shoreham Road and erection of 5 flats in a new building at the north of the site and 4 houses on land to the rear. Closure of existing site access from the A27 roundabout and creation of a new access road from Old Shoreham Road and associated vehicle parking and landscaping
	<u>Comments</u>:- Whilst Committee noted that some efforts had been made to improve the development, it still objected to the application on the same grounds that it had done previously i.e. it is considered to be gross overdevelopment and out of character with the existing buildings; There were concerns about the adjacent properties being overlooked; The number of additional traffic movements to and from A27 was considered to be dangerous and;- the detrimental effect that the increased surface and foul water discharge from the development would have on the existing and extremely fragile network which had recently been proved to be inadequate.	

Application number	Location	Proposal
AWDM/0018/13 Widewater Ward	174 - 176 South Street Lancing BN15 8AU	Conversion and change of use of ground floor shop and flats above to form 2 x 1 bed flats and 2 x 2 bed flats with roof extension to form part gable, rear dormer and terraces to upper floor flats.
	Comments:- Whilst Committee appreciated that new homes were required in the area and that converting empty shops back into habitable dwellings was an important part of the adopted Vision for Lancing's regeneration, it nevertheless objected to this proposal. The proposed room sizes were small and appeared to be below the agreed standards and Committee felt that there should be no justification for accepting sub standard dwellings even if it did appear to fit with the principles of the regeneration of Lancing. The roof terrace was also of some concern as this would impact on the privacy of occupiers of the adjacent properties and the the rear dormers were unsightly	

Application number	Location	Proposal	Comments
AWDM/0019/13 Manor Ward	Rose Cottage Upper West Lane Lancing BN15 0EX	Retrospective application for single/storey extension on north side (Amendment to planning permission ADC/10/06/TP)	No objections
AWDM/0026/13 Widewater Ward	Old Salts Nursery Old Salts Farm Road Lancing BN15 8JQ	Renewal of extant planning permission ADC/0027/10 for demolition of existing bungalow and erection of a detached 4 bed two-storey house	No objections
AWDM/0056/13 Manor Ward	14 Lancing Close Lancing BN15 9NJ	Replacement rear/side single storey extension.	No objections

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

Cllr Andy Barnes would represent the Parish Council at the Planning meeting at ADC when application AWDM/0004/13 – 4 Old Shoreham Road Lancing is due to be considered.

168. Correspondence received.

168.1 Email from WSCC regarding the Highways & Transport Draft Works Programme 2013/14 and detailing the works programmed for Lancing as follows:-

A259 Westbound resurfacing works (£23k)
The Martlets – asphalting (2.6k)
Western Road resurfacing part (£115k)
Meadowview Road – surface dressing (£6k) and;
Ingleside Road – footway works (£25k)

This represented 3% of the estimated £5.6M programme which was proportionate to the highways in Lancing.

168.2 Email from WSCC informing Council of the installation of a new signalled control crossing on A259. Works are due to start on 25th February and last for 6 weeks depending upon the weather.

There was no other correspondence

169. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 7.36 pm

Colin Hunt
Clerk to the Council
7th February 2013

Signed Chairman

Date