From: Colin Hunt <colin.hunt@lancingparishcouncil.gov.uk>
Sent: 24 December 2012 09:28
To: Peter Barnett
Cc: James Appleton; Anna Bridges <annabridges@yahoo.co.uk> (annabridges@yahoo.co.uk); Fred Lewis; Steve Martin; Andrew Barnes
Subject: Planning Minutes and 28A Brighton Road
Attachments: Planning Minutes 19-12-12.doc

Importance: High

Hi Peter,

Please find attached the minutes of last Wednesday night's planning advisory Committee meeting

Please note in those minutes is the Lancing Parish Council's response to the **Town and Country Planning (Development Management Procedure) (England) Order 2010 Notice under Article 11 of Application for Planning Permission.** Land adjacent to 28A Brighton Road, Lancing - formerly the Mermaid Café. (Minute 138.1 refers)

The notice was sent to the Council by ZEDfactory, the developers agents, and I shall be grateful if you would accept these as the Council's status as surrounding land owner for consideration in the planning process.

The Council will deal with the planning issues separately and in the normal manner when the application is received.

Have a great Christmas and a happy New Year.

Regards

Colin

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LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 19th December 2012 at 7.00pm

Present: **Chair:** Cllr. Fred Lewis

Councillors: Andy Barnes, Ann Bridges, Doris Martin, Steve Martin & Leslie Sampson.

In attendance; Colin Hunt, Clerk to the Council

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

131. Apologies.

Apologies were received and accepted from Cllr Julie Petrie

There were no other apologies.

132. Declaration of Substitute Members.

Cllr Doris Martin was substituting for Cllr Julie Petrie

There were no other substitutions

133. Declaration of Interest.

There were no declarations of interest.

134. Minutes of the previous meeting

The minutes of the previous meeting held on 5th December 2012 was attached to the agenda and approved as a true and accurate record.

There were no matters arising.

135. Public Forum and Questions.

135.1 Mr Graham Willis requested that he be allowed to address Committee on the issue of the building on Beach Green at the time that the item was due to be discussed later on the agenda. The Chair, with consent from committee agreed to the request.

There were no other questions.

136. Determination of Planning Applications.

136A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
There was none			

136B Non material amendments

Application number	Location	Proposal	Comments
There was none			

136C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1442/12 **Manor**	5 Derek Road Lancing West Sussex BN15 0NU	Extension to existing front dormer. (Hip to gable roof extension and extension to rear dormer to be built under Permitted Development).	No objections

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

There would be no representations required

138. Correspondence received.

138.1 Town and Country Planning (Development Management Procedure) (England) Order 2010 Notice under Article 11 of Application for Planning Permission.

Land adjacent to 28A Brighton Road, Lancing - formerly the Mermaid Café.

Notice that an application was to be made for permission to change the use from two restaurants and one 1-bedroom flat to a café, water sport centre, hostel, two 2-bedroom flats and an increase from a 1 to a 3 bedroom flat.

The Council could make written representation about this application to the Adur District Council within 21 days of the date of the notice, which was dated 7th December 2012.

Under standing order 72 the Chair adjourned the meeting the allow Mr Graham Willis to address the Committee as agreed earlier in the meeting.

Mr Graham Willis was concerned about the latest proposals for the building. He had suspicions that the intention was to gain permission for more residential units and for the owners to then sell the building on.

He had obtained, at his own expense, a copy of the deeds to Beach Green and commented upon the status of the access which he stated was a public footpath 2056 and that vehicular access to the building would conflict with the pedestrian rights of way and thus create a danger to the public.

He had also heard rumours that the EA had withdrawn their earlier objection to all year round occupancy, which also concerned him.

Mr Willis also cited parking and emergency access as other matters of concern.

The Chair thanked Mr Willis for his comments and re-convened the meeting.

After discussion and whilst it wanted to see the building developed, Committee was saddened to see that the current proposal was contrary to the adopted vision for Lancing. So much so, that the Council was unable to support the proposal in the format presented.

In brief, Committee had a number of was concerns, amongst which were:-

- That there was an increase in the number of residential units proposed within the building
- That there was no details of the number of beds the hostel was offering
- That the residential development was outside the development area and would set an unwanted precedent
- That as owners of the surrounding land, the security and legality of access should there be multi occupancy of the building. The security of the land was a major concern as the illegal occupancy of Beach Green by travellers had resulted in the Council spending circa £30k in dealing with this issue this year. This has significantly affected the Council's ability to provide and improve the amenities and facilities for residents.
- About the safety of the persons living full time in such an exposed location
- About the access and parking issues. The existing car park was Council owned and that there could be no guarantee given that the area would remain a car park indefinitely

In making objections to the development, the Committee was well aware of the risk that, if a compromise could not be reached, the building would remain empty. However it felt that getting the right mix of development far outweighed the risk and that the Council should not be held to ransom on this important matter.

These comments will be passed to the local planning authority.

138.2 Email update regarding the A27 Lancing to Shoreham Drainage Improvements. The works will be suspended over the Christmas period and will reopen on 7th January 2013.

There was no correspondence

139. Clerks Report(s).

139.1 The Clerk gave feedback on the relevant issues that might affect Lancing as contained in the Draft West Sussex Waste Local Plan (Minute 118.2 refers)

There were a number of sites identified in the Plan, all of which did not appear to create any significant issues for Lancing.

Two other sites had been identified for further consideration at Decoy Farm in Worthing and the old cement works near Upper Beeding. However these appear to have been less favourable and discounted as the former was close developable area and the later in the SDNP.

Committee RESOLVED not to take any further action in this matter.

There were no other reports

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

There was no other urgent business

The meeting closed at 7:30 pm

Colin Hunt
Clerk to the Council
20th December 2012

Signed Chairman

Date