DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 2nd September 2009

Present: **Chairman:** Cllr Richard Burt was elected to chair the meeting in the absence of the Chair and Vice Chair of the Committee.

Councillors: Ann Bridges, Brenda Collard, Mary Hamblin, Fred Lewis & Lorna Read

In attendance; Colin Hunt, Clerk to the Council

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

61. Apologies.

Apologies were received and accepted from Cllrs Pat Beresford, Kim Bonnett & Morgan Nahid

62. Declaration of Substitute Members.

There were no substitute Members

63. Declaration of Interest.

The following Members declared interests:-

Cllr Ann Bridges - planning application ADC/0316/09 as a Ward Councillor.

Cllr Mary Hamlin - planning application ADC/0316/09 as a Ward Councillor.

Cllr Fred Lewis - planning application ADC/0316/09 as a Ward Councillor.

64. Minutes of the previous meeting

The minutes of the previous meeting on 19th August 2009 were attached to the agenda and were approved as a true and accurate record of the meeting.

There were no matters arising.

65. Public Forum and Questions.

There were a number of members of the public present who voiced opinions on two applications before the Committee.

The first related to the Rectory House development, ADC/0316/09.

65.1 Mr Macloud of Beachcroft Place was concerned about the trees and shrubs which would be felled and the effect this would have on the wild life which habitat the area.

65.2 Mr Quinnell of Beachcroft Place referred to the planning application lodged by the developers of Rectory House and their failure to disclose the presence of trees and hedges on the site (section 16). He suggested that a tree survey should be undertaken as there were mature trees on the site.

He was also concerned at the potential doubling of the number of residents in the development and the impact this would have on the locality, referring to the fact that the existing 22 one-room properties were proposed to be replaced with 25 two-room dwellings.

65.3 Mr Barton of Beachcroft Place spoke about the loss of light and air and the detrimental views that the proposed development would cause.

65.4 Mr Brown of Brighton Road stated that in his opinion the existing buildings were structurally sound and that he considered it to be wasteful to replace the development rather than refurbish the existing properties. He also spoke about the scale of the proposals and the large number of windows which would overlook and dominate the view of the residents of Beachcroft Place.

Mr Brown was also concerned about the dust and upheaval that the construction would have on the nearby residents and the congestion of Cecil Road which was extremely busy and difficult for passing traffic. He was also concerned for safety of the children who play on the road.

Mr Brown, in closing, asked that the Council help and represent resident's views at the ADC planning meeting when this application is considered. Mr Brown's comments were applauded by the other members of the public present at the meeting.

65.5 Mrs Lee of Beachcroft Place mentioned that there were already problems with refuse vehicles accessing Cecil Road and that the proposals would exacerbate this situation.

65.6 Mrs Puddiford of Beachville Court was concerned about the height of the proposed development and the increased number of vehicles on the site. She was also concerned that the development would disturb and impact on the retired community in the area.

The second application was the Norbury Drive application ADC/0317/09

65.7 Mr Tucker of Heyshott Close, whose property backed onto the proposed development, was concerned over his loss of privacy should the application be granted. He said he had raised some legal matters with ADC but had yet to hear back from them.

Mr Tucker was also of the opinion that removing the chimney was 'against the rules' and that the proposals were out of scale and too big. He also mentioned about the parking issues on Norbury Drive.

65.8 Mr Phillips of Heyshott Close was of the opinion that the permitted development criteria appears to have been abused and that Development Control Order number 3 had been ignored insofar as the distance from the rear of his property was to be less than the prescribed 22 metres. He was of the opinion that it contravened certain planning regulations and cited Article 4 of the Town & Country Planning Act 1995.

Mr Phillips also spoke about the lack of dimensions and errors on the plans and asked the Committee to consider the option of recommending roof lights in preference to dormer windows.

65.9 Mr Hollington of Norbury Drive added that he too had written to the ADC on 25th August with similar reservations. He continued to say that he was concerned that the garage would not be used for garaging vehicles and that more vehicles would end up on the road.

66. Determination of Planning Applications.

Councillor Fred Lewis advised this meeting that he would be on the District Council Development Control 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 him afresh and with an open mind at the meeting of the District Council.

As there were a number of members of the public present the Chair decided to alter the order of business to accommodate those who had to leave early.

After discussion, it was RESOLVED that:-

Application number	Location	Proposal	Committee decision
ADC/0275/09	39 Thirlmere Crescent Sompting Lancing West Sussex BN15 9UE	Conversion of roofspace including front dormer	This application was included on the agenda in error and was therefore not considered by committee.
ADC/0315/09	10 Pratton Avenue Lancing West Sussex BN15 9NU	Single-storey rear extension, north side garage, and rooms in roof (with part-hipped side gables, front rooflights and rear dormer)	Committee objected to the design which it considered to be out of character with the rest of the street and that the dormers were too large.
ADC/0316/09	Rotary House Cecil Road Lancing West Sussex	Demolition of existing block of 19 sheltered flats and erection of two/three-storey block of 25 'affordable' flats (22 two-bedroom and 3 one-bedroom incl. 2 'wheelchair' flats) with 25 car parking spaces, cycle parking and amenity space	See below
ADC/0316/09 The Committee had a number of reservations regarding this application:- (1) It saw no reason for the proposed development to be higher than the existing buildings and voiced the opinion that the existing buildings appeared to be in good structural order and capable of being modernised. (2) It was concerned for the loss of the wooded areas and effect on the existing trees the new development would have (3) The additional traffic flows that the development would generate which would add to the problems of the already congested Cecil Road (4) It was concerned for the residents of Beachcroft Place whose views would be severely altered. After consideration the committee decided to refer this matter to the next meeting by which time it was hoped that more information would be forthcoming from ADC & WSCC.			
ADC/0317/09	3 Norbury Drive Lancing West Sussex BN15 0QN	2 flat-roofed front dormers and rooflight (with rear dormer as 'permitted development')	That as the adjacent houses would be overlooked which would affect their privacy the three dormer windows should be changed to 'velux' type roof lights windows.

67. Determination of Applications the Council Wishes to Make Representations on to the District Council.

Cllr Ann Bridges will represent the Parish Council at the ADC Planning committee in respect of the Rectory House development ADC/0316/09.

68. Correspondence received.

There was no correspondence.

69. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 7:55 pm

Colin Hunt
Clerk to the Council
3rd September 2009

Signed Chairman

Date