DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 21 September 2016 at 7.45pm

Present: Chair: Cllr Robin Monk

Councillors: Douglas Bradley, Clive Burghard, Mick Clark, Lee Cowen, Gloria Eveleigh and Jean Turner.

Officer; Helen Plant, Deputy Clerk to the Council

1. Apologies

Apologies had been received, and with the reasons outlined, were subsequently accepted from Cllr Liz Haywood and David Lambourne.

2. Declaration of Substitute Members

There were no substitute members.

3. Declarations of Interest

There were no declarations of interest.

4. Minutes of the previous meeting held on 17th August 2016

The Minutes of this meeting were agreed at the Full Council meeting held on 7th September 2016.

There were no matters arising.

5. Public Forum/Questions.

There were no members of the public present.

6. Determination of Planning Applications:-

6A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/1257/16	27 North Farm Road Lancing BN15 9BT	Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 3.2m and height of eaves of the extension 2.85m.	No objections.

6B Minor material amendments

Application number	Location	Proposal	Comments
AWDM/1196/16	1 Freshbrook Road Lancing BN15 8DA	Amendments to Reserved Matters approval AWDM/1267/13 in respect of elevational details, including repositioning of doors, windows and rooflights, insertion of Juliet balconies to the northern elevation and solar panels to the southern elevation. Variation of Condition 13 of ADC/0229/10 to allow vehicular access only onto site with no on-site parking.	No objections.

6C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1160/16	115 Manor Road Lancing BN15 0HD	Conversion of existing attached garage to east elevation to provide residential accommodation with increase in height of flat roof.	No objections.
AWDM/1271/16	6 Ring Road Lancing BN15 0QF	Two-storey rear extension with balcony to south elevation.	See below
	The Committee was concerned that neighbouring properties would be overlooked and would suffer a loss of privacy by the application and therefore resolved to make no objection to planning application AWDM/1271/16, subject to no objections being received from those neighbouring properties (in accordance with Adur Local Plan Policy AH7).		
AWDM/1296/16	121 Brighton Road Lancing BN15 8HT	Retention of new fencing and children's play area in the front garden (retrospective).	See below
	The Committee RESOLVED to OBJECT to planning application AWDM/1296/16 on the grounds that the design and appearance of the fence was not in keeping with neighbouring properties and contravenes Adur Local Plan Policies AH7 and AB27.		
AWDM/1298/16	2 Seaside Road Lancing BN15 8DD	Two storey extension to south elevation	No objections.
AWDM/1260/16	45 Irene Avenue Lancing BN15 9NZ	Householder application for permitted development for prior approval for an extension 4ms in depth from rear wall of the original house, maximum height 3.1ms and maximum eaves height of 2.3ms above ground level.	No objections.
AWDM/0982/16	48 Old Shoreham Rd. Lancing BN15 0QZ	Rooms in roof with side gable to west elevation, rear dormer to south elevation and two front dormers to north elevation.	No objections.
AWDM/1646/15	49 Shadwells Road Lancing BN15 9EN	Retention of concrete disabled ramp to east elevation (retrospective).	No objections.
AWDM/1293/16	Britannia Inn 98 Grinstead Lane Lancing BN15 9DP	Installation of 2 no. internally illuminated signs, 1 no. internally illuminated set of letters and 1 no. non-illuminated set of letters.	No objections.
AWDM/1326/16	Britannia Inn 98 Grinstead Lane Lancing BN15 9DP	Pergola, fixed seating and paved area to existing garden area	No objections.
AWDM/1306/16	Land Adjacent Malthouse Cottage Old Shoreham Road Lancing	Extension to car park for Lancing Manor Leisure Centre	See below

	The Committee RESOLVED to OBJECT to planning application AWDM/1306/16 on the following grounds :- 1. there is no justification with the application as to why the proposal is necessary and a greater consideration should have been given to encourage users of the Leisure Centre to cycle to the venue instead; 2. the proposal is sited too close to Malthouse Cottage which will create a noise nuisance and potential light pollution to that property; 3. the number of trees being felled was considered excessive, contravening ALP Policy AB25; 4. as the site is located in a flood risk area and with the loss of trees, additional flooding may occur and the proposal does not consist of any additional drainage works in accordance with ALP Policy AP4; 5. as the proposal is in a known flood risk area, a flood risk assessment document should accompany the application; 6. the proposed construction of the car park extension is not considered suitable and will contribute to surface water flooding; and 7. the overall safety regarding vehicle entry and exit access is concerning.		
AWDM/1334/16	151 West Way Lancing BN15 8NB	Single-storey infill extension to front (north) elevation.	No objections.

7 Determination of applications to make representations on to the District Council.
None.

8 Correspondence Received.
None.

9. Clerks Report(s).
None.

10. Any Other Urgent Business (Agreed with the Chairman in advance).
None.

The meeting closed at 8.37pm.

Helen Plant
Deputy Clerk to the Council.

22 September 2016

Signed Chairman

Date