From: Peter Barnett
Sent: 17 April 2014 11:56
To: Lawrence Simmons; Matthew Porter; Rebecca Tier; Jeremy Sergeant
Subject: FW: Planning Minutes
Attachments: Planning Minutes 16-04-14.doc

Lancing Parish comments attached

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
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Please think before you print this and save paper

From: Colin Hunt [mailto:colin.hunt@lancingparishcouncil.gov.uk]
Sent: 17 April 2014 11:26
To: Peter Barnett
Subject: Planning Minutes

Hi Peter,
Attached are last night's planning committee minutes FYI.

Regards

Colin

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Clerk & RFO
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DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 16th April 2014 at 7.00pm

Present: Chair: Cllr James Butcher

Councillors: Ann Bridges, Liz Haywood, Fred Lewis, Steve Martin and 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 Cllrs Callum Buxton and Doris Martin

132. Declaration of substitute Members.

Cllr Ann Bridges was substituting for Cllr Callum Buxton.

There were no other substitute Members

133. Declaration of interest.

There were no declarations of interest at the outset of the meeting.

134. Minutes of the previous meeting

The Minutes of the meeting held on 19th March were accepted and agreed as a true record at the Council meeting held on 2nd April 2014.

There were no matters arising.

135. Public Forum and Questions.

135.1 Mr Andy Whittaker of 38 Firle Road talked about his application number AWDM/0342/14 to increase the size of his house by introducing a loft conversion. He had heard that there may be a possible objection by a neighbour on the grounds of loss of light but he explained that in his opinion this would be minimal.

Mrs Margaret Goff, who was the mother-in-law of the applicant, supported the application and explained that the larger living space would mean that this would negate the need for the family to move elsewhere as they wished to remain in Lancing where they were very happy.

Mrs Amy Whittaker made the point that there were a number of other similar conversions in the street and the proposal would not be out of place.

The Chair thanked those members of the public that spoke and proposed to that Firle Road application be dealt with first.

There were no other questions.

136. Determination of Planning Applications.

136A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/0253/14	18 Fairview Road Lancing BN15 0PA	Householder application for permitted development for prior approval for single storey rear extension measuring 4.4m from rear wall of the original dwelling, maximum height 3.6m and maximum height of eaves 3m	None required
AWDM/0334/14	15 Pratton Avenue Lancing BN15 9NU	Householder application for permitted development for prior approval for single storey rear extension measuring 4.2m from rear wall of the original dwelling, maximum height 2.75m and maximum height of eaves 2.75m	None required.

136B Non material amendments

Application number	Location	Proposal	Comments
AWDM/0344/14	51 Pratton Avenue Lancing BN15 9NX	Non-material amendment to L/140/04/TP for deletion of side extension and reduction of two front dormers and one rear dormer	None required.

136C Planning Applications

Application number	Location	Proposal	Comments
AWDM/0309/14	Blandford Cottage New Salts Farm Road Lancing BN43 5FE	Single-storey side extension with pitched roof and porch	No objections

AWDM/0326/14	64 Mill Road Lancing BN15 0QA	New entrance porch and garage to front (west). Conversion of existing garage to study/bedroom with new bay window to front (west). Extension of catslide roof on south side to provide a glazed extension at ground floor with decked terrace. Removal of existing dormers on south roof slope and replacement with single dormer and balcony. Replacement of weatherboarding to first floor, replacement roof tiles and new conservatory on east side with store room. Addition of render.	Committee objected unanimously to this proposal as it was considered to be over development. The balconies would also over look over a number of adjoining properties property as it occupies a highly elevated position and that the proposals were not in keeping with the area. It was also unsatisfactory to rely on vegetation to screen the frontage of the property.
AWDM/0342/14	38 Firle Road Lancing BN15 0NZ	Loft conversion with front and rear dormer raising roof and new pitched roof over flat roof extension	Committee had no objections as it considered that the pitched roof would be an aesthetic improvement to the existing flat roof.
AWDM/0350/14	64 Greet Road Lancing BN15 9NS	Single-storey side extension	Although Committee had no strong objections to this proposal it did comment that the design could be improved as the extension would not enhance the street scene.
AWDM/0367/14	7 Fairview Road Lancing BN15 0PA	Extensions to existing dormers to rear (south) and side (west) elevations	No objections
AWDM/0379/14	6 Lewis Road Lancing BN15 0NT	Single storey rear extension	No objections as there were a number of similar extensions in the area.

Cllr Leslie Sampson arrived

AWDM/0385/14	94 Grand Avenue Lancing BN15 9QB	Dormer to front (south) elevation	No objections

AWDM/0414/14	Miller And Carter 43 Manor Road Lancing	Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 metres, reduce crown height by up to 2 metres, and remove dead/dying branches on one Cherry tree T1, reduce radial spread by up to 2.5 metres, reduce crown height by up to 2.5 metres, and remove dead/dying branches on one Sycamore tree T2, remove two stems overhanging car parking area of one Cherry tree T3, remove two limbs overhanging car parking area and crown lift up to 3 metres one Beech tree T4, and to crown lift up to 3 metres removing epicormic growth on two Yew trees T5, in the North Lancing Conservation Area	No objections providing that the works do not cause any irreversible damage.

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

None was required.

138. Correspondence received.

138.1 West Sussex Waste Local Plan – Planning inspector's Report.

WSCC & SDNP had prepared a waste local plan, which was subject to examination hearings in July 2013. This had been found to be sound by the government appointed inspector and the Council was required to make copies of the inspector's report available to the public until 30th May 2014.

The said documents were to be held in the Clerk's office until the allotted time and those wishing to view them could do so during normal office hours.

138.2 Email from ADC informing Council that an enforcement notice had been issued in respect of an unauthorised change of use from a shop to housing accommodation at 61 South Street.

138.3 Letter from WSCC informing Council that the planning application to extend the kitchen and dining room at the Globe Primary School had been granted.

There was no other correspondence.

139. Clerks Report(s).

There were no reports

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

140.1 Cllr Liz Haywood informed Committee of a possible unauthorised extension to the decking of a house fronting Widewater. The Clerk will investigate.

140.2 Cllr Steve Martin had received a complaint regarding the new height restriction barrier at Beach Green. The Clerk will investigate.

140.3 Cllr Leslie Sampson enquired if the application relating to Colepen on East Street had been considered by ADC. Cllr Fred Lewis confirmed that this had not yet been before ADC's planning committee and that he would report back once it had.

There was no other urgent business

The meeting closed at 7:50 pm

Colin Hunt
Clerk to the Council
17th April 2014

Signed Chairman

Date