DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 17th June 2009

Present: Chair: Cllr Morgan Nahid

Cllrs Pat Beresford, Kim Bonnett, Brenda Collard, Mary Hamblin & Fred Lewis

In attendance; Colin Hunt, Clerk to the Council

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

21. Apologies.

Apologies were received and accepted from Cllrs Ann Bridges & Richard Burt

22. Declaration of Substitute Members.

There were no substitute Members

23. Declaration of Interest.

The following Members declared interests:-

Cllr Pat Beresford - planning application ADC/0191/09, ADC/0205/09 and ADC/0216/09 as a Ward Councillor. Councillor Beresford also declared a personal interest in ADC/0205/ADC as one of the appellants was personally known by him

Cllr Kim Bonnett - planning application ADC/0191/09 and ADC/0219/09 as a Ward Councillor,

Cllr Morgan Nahid - planning applications ADC/0211/09 & ADC/0216/09 as a Ward Councillor.

24. Minutes of the previous meeting

The minutes of the previous meeting on 3rd June 2009 were attached to the agenda and with the exception that Cllr Mary Hamblin had tendered her apologies the minutes were approved as a true and accurate record of the meeting.

There were no matters arising.

25. Public Forum and Questions.

There were no questions raised by the public.

An email had been received from Mr & Mrs Griffiths of 40 Sompting Road concerning application ADC/0205/09. Mr & Mrs Griffiths had intended to be

present but had requested that if this was not possible then the Clerk read the email out on their behalf. The Chair had no objections but asked the Clerk to delay presenting the email until the item was discussed later in the meeting.

26. Determination of Planning Applications.

Councillors Pat Beresford and Fred Lewis advised this meeting that they 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 them afresh and with an open mind at the meeting of the District Council.

After discussion, it was RESOLVED that:-

Application number	Location	Proposal	Committee decision
ADC/0191/09	27 Western Road Lancing West Sussex BN15 8RX	Single-storey side/rear extension (with conservatory) to form annex (garage/workshop to be demolished)	no objections
ADC/0211/09	48 Manor Road Lancing West Sussex BN15 0HG	Enlarged replacement rear conservatory	No objections
ADC/0216/09	Co-Op Superstore South Street Lancing West Sussex BN15 8AG	Replacement of existing Co-Op signage with Asda signage	No objections

Deferred from last meeting pending more information from ADC

ADC/0205/09	42 Sompting Road Lancing West Sussex BN15 9JX	Timber outbuilding for use as gym, workshop, study and hobby room (retrospective)	

Mr Griffiths, who had arrived at the meeting prior to this item, requested that he speak on this matter personally. As the Chair had previously asked the Clerk to delay reading the contents of the email received from him until this point she allowed Mr Griffiths to speak and adjourned this part of the meeting.

Mr Griffiths had several concerns.

- One of intent, based on the owners track record to date
- The fire risk because this structure was not constructed in line with building regulations so represents a potential fire risk
- The smell of the drains
- The proximity to borders. There is a Cattery directly to the west of this “building”. The cattery was built legitimately in line with building regulations and was approved before this “shed” was started. The distance from his “shed” to the west lying boundary and cattery is quite small.
- If it does become a workshop then there is a noise hazard
- If lodgers are to be resident in this “garden building” the safety and legal issue.

The Chair thanked Mr Griffiths and reconvened the meeting.

Cllr Beresford advised the Committee that this application was to be heard at the next ADC Planning Committee meeting and that officers had recommended approval on the basis of a personal permission for the present occupiers. Some matters raised by Mr Griffiths such as the drains and noise were outside the planning realm and should be dealt with separately by the relevant ADC departments.

Committee were concerned that the building could be used commercially and after discussion Cllr Fred Lewis was nominated to represent the Council on this issue at the next ADC planning meeting.

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

Cllr Fred Lewis would represent the Parish Council at the next District Planning Committee in relation to ADC/0205/09.

28. Correspondence received.

There was no correspondence.

29. Clerks Report(s).

There were no reports

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

There was no other urgent business but Councillor Pat Beresford informed Committee that the St Giles Close development which had been jeopardy of being delayed due to the present economic climate. However the project was now 'back on track' as ADC had entered the Partnership and allocated a Local Authority Social Housing Grant (LASHG) to the project. The grant had to be spent this financial year so the scheme will now progress quickly with 26 much needed low cost housing units being built in the area.

The development would also have more interesting elevations which had been one of the criticisms made by the Council of the original proposals.

The Chair welcomed the news and thanked Cllr Beresford for the report.

The meeting closed at 7.35 pm

Colin Hunt
Clerk to the Council
18th June 2009

Signed Chairman

Date