Planning Decisions

[redacted] 21 October 2016 at 15:30

Hello,

Please find attached the Committee's latest planning decisions.

Kind regards,

Helen Plant

Helen Plant (Mrs)
Acting Clerk
Lancing Parish Council
The Parish Hall, South Street
Lancing, West Sussex, BN15 8AJ

[redacted]

Website: www.lancingparishcouncil.gov.uk

Planning Minutes 19-10-16.doc
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LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 19 October 2016 at 7.45pm

Present: Chair: Robin Monk

Councillors: Douglas Bradley, Clive Burghard, Lee Cowen, Gloria Eveleigh, Liz Haywood and Jean Turner

Officers: Helen Plant, Acting Clerk to the Council and Vally Fish, Trainee Clerk

There were seven members of the public in attendance, including Cllr Mick Clark

51. Apologies
There were no apologies.

52. Declaration of Substitute Members
There were no substitute members.

53. **Declarations of Interest**
Cllrs Cowen and Haywood declared an interest in planning applications AWDM/1263/16 and AWDM/1264/16 and therefore refrained from participating in the discussion and vote for those applications. Cllr Haywood also declared an interest in application AWDM/1296/16.

54. Minutes of the previous meeting held on 21 September 2016
The Minutes of this meeting were agreed at the Full Council meeting held on 5 October 2016.

There were no matters arising.

55. Public Forum/Questions.
None.

56. Determination of Planning Applications:-

Application number	Location	Proposal	Comments
AWDM/1345/16 ✓	Chesham House 124 South Street Lancing West Sussex BN15 8AJ	Erection of two retractable sunblinds over ground floor windows on east elevation	No objections
AWDM/1379/16	6 Freshbrook Court Freshbrook Road Lancing West Sussex BN15 8DT	Installation of replacement window and replace one window with door in white UPVC.	No objections

AWDM/1401/16	6 Finches Close Lancing BN15 8PN	Removal of existing garage and store and erection of new garage/store.	No objections
AWDM/1385/16	39 South Street Lancing BN15 8AN	Single storey extension to existing storage area to rear for existing carpet and flooring retail business.	No objections
AWDM/1263/16	The Old Lifeboat House Shopsdam Road Lancing	Demolish existing dwelling house to the west of Shopsdam Road and replace with a terrace of 3 x 5 bed dwellings and associated car parking and 4 x 4 bed dwellings and associated car parking to the east of Shopsdam Road.	Objection – see below
AWDM/1264/16	The Old Lifeboat House Shopsdam Road Lancing	Construction of 1 x 3 bed dwelling (west of 10 Shopsdam Road)	Objection – see below
AWDM/1429/16	Land South East Of 5 Cecil Pashley Way Shoreham Airport Lancing	Erection of lattice telecom tower supporting 3no. antennae and 2no. transmission dishes to a maximum height of 20m above ground level with associated ground level plant and surrounded by 2.4m high palisade fencing.	No objections
AWDM/1428/16	20 Heyshott Close Lancing BN15 0QJ	Application for Lawful Development Certificate for proposed single-storey side extension to east elevation.	No objections
AWDM/1387/16	12 Brighton Road Lancing BN15 8RH	Single storey side extension to east elevation.	No objections
AWDM/1296/16	121 Brighton Road Lancing BN15 8HT	ADDITIONAL INFORMATION RECEIVED: Retention of new fencing and childrens' play area in the front garden (retrospective).	Objection – see below
AWDM/1316/16	16 Ingleside Crescent Lancing BN15 8EN	Proposed front dormer (rear dormer and single-storey rear extension to be built under permitted development	No objections

NOTICE/0017/16	Land South Of Railway Line New Salts Farm Road Lancing	Application for Prior Approval under Part 18, Class A of Schedule 2 of the General Permitted Development Order for the installation of new electrification substation infrastructure to include 5 modular structures in grey up to a maximum height of 6m consisting of a transformer module, two switchgear modules a rectifier module and an auxiliary transformers module to be sited on the southern railway bank adjacent to the railway bridge. Works to include levelling ground level, and installation of foundations, earthing grid, drainage and electrical cabling in addition to a permanent vehicular access maintenance access from New Salts Farm Road.	No objections
AWDM/1395/16	4 Fairview Road Lancing BN15 0PA	Application for consent under Adur Tree Preservation Order No.13.53/02/06 (L) of 2006 to reduce radial spread and crown height by 1 to 2 metres and crown thin 10% one Sycamore tree of Area A1	No objections
AWDM/1465/16	132A South Street Lancing BN15 8AU	Two additional windows for first floor flat on south elevation.	No objections
AWDM/1400/16	117 Grinstead Lane Lancing BN15 9DR	Erection of outbuilding in rear garden to be used for commercial 3D pregnancy scanning.	The Committee had no objections provided that all relevant operating business licenses are in place. Cllr Lambourne requested that his objection to this proposal be minuted, as he considered the location inappropriate for such a business.
AWDM/1106/16	117-119 Sompting Road, Lancing BN15 9LG	Separation of existing single-storey rear extension to facilitate use as a separate dwelling unit.	No objections

AWDM/1503/16	67 Irene Avenue Lancing BN15 9NY	Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 4.5m from rear wall of the original dwelling, maximum height 2.8m and maximum height of eaves 2.7m.	No objections
AWDM/1505/16	1 Browning Road Lancing BN15 0PY	New boundary fencing to Mill Road frontage and part of Browning Road frontage including evergreen hedge screening to Mill Road (part retrospective)	No objections
AWDM/1404/16	22 Orchard Avenue Lancing BN15 9EA	Demolition of existing side extension and construction of new single-storey side extension.	No objections

AWDM/1263/16 - The Old Lifeboat House

The Committee RESOLVED to OBJECT to planning application AWDM/1263/16 on the following grounds -

The proposal does not cater to the parking and access needs that would be required – one small car parking space is inadequate for a 4/5 bedroom property. Additionally there would be insufficient access for the Emergency Services and potential visitors. Furthermore, refuse collectors are unable to access this unadopted road, resulting is residents currently placing bins on the corner of Shopsdam Road and Brighton Road – with 8 new dwellings, the amount of bins on the roadside would become a hazard. Concerns were also expressed for pedestrian safety due to the amount of extra traffic along the designated public right of way with no footpath. For these reasons, NPPF 39 should be considered by ADC when determining this application.

The appearance, character and scale of the proposed buildings is not in keeping with the existing local environment. Additionally, the size and location of the development will result is an unacceptable loss of privacy and light to current residents contravening ALP policies AH2 and AH5.

A comparable application in 2012 - AWDM/0678/12 - was rejected due to the large size and being detrimental to character of the locality. The proposal was deemed to be an excessive overdevelopment and failed to comply with policies AG1, AH2, AH7 and BE1. Cllr Clark advised Members that there is a current petition against this new proposal for similar reasons of overdevelopment and he would be making an objection against this proposal due to overdevelopment in his capacity of County Councilor.

There is an anomaly within the application concerning the number of bedrooms. Whilst the proposal documentation states 7 x 4+ bedroom properties, the floor plan for the 3 proposed properties (west) show three bedrooms and the floor plan for the 4 proposed properties (east) show two bedrooms. Additionally, the proposal does not display the recently built properties along Shopsdam Road, opposite Lancing Sailing Club and therefore does not indicate what impact the proposed development would have on these properties.

The proposal discusses 'building more homes that people can afford to buy'. However it is doubtful that Lancing residents would be able to afford to buy a property of this status and therefore does not address local need (Average Adur weekly wage - £366 [ONS, 2015]). Social Housing needs are discussed, however this proposal fails to comply with ALP policy AH3. For these reasons, NPPF 50 should be considered by ADC when determining this application.

Members noted that the applicant does not own all of the land that is proposed to be developed.

Andrew Nicholson of Shopsdown Road, speaking on behalf of the other residents present at the meeting expressed great concern regarding this application. In addition to the reasons stated above, residents' of The Overstrand expressed their concerns about the developer, having had ongoing issues regarding the quality of their own homes which were built by the same developer.

It is acknowledged that ALP policies AH4, AB12 and AT12 are no longer relevant within ALP. However, it is considered that these factors are pertinent, as the proposal contravenes these policies, and therefore are still justified in relation to this objection.

The Committee AGREED to Cllr Eveleigh representing Lancing Parish Council at Adur District Council's Planning Meeting when this application is being considered.

AWDM/1264/16 - The Old Lifeboat House
The Committee RESOLVED to OBJECT to planning application AWDM/1264/16 on the following grounds -

If permitted, this is precedent setting for other buildings to be erected in the gardens of current properties, and therefore completely changing the appearance of Lancing Beach therefore contravening ALP policy AH2.

The application neglects to explain how the property will be accessed and no parking arrangements are given and therefore does not cater to the parking and access needs that would be required. Additionally, there would be insufficient access for the Emergency Services and potential visitors. For these reasons, NPPF 39 should be considered by ADC when determining this application.

The appearance, character and scale of the proposed buildings is not in keeping with the existing local environment. Additionally, the size and location of the development will result is an unacceptable loss of privacy and light to current residents contravening ALP policies AH2 and AH5.

The proposal does not display The Overstrand, three properties along Shopsdam Road, opposite Lancing Sailing Club and therefore does not indicate the impact that the proposed development would have on these properties.

Andrew Nicholson of Shopsdown Road, speaking on behalf of the other residents present at the meeting expressed great concern regarding this application. In addition to the reasons stated above, residents' of The Overstrand expressed their concerns about the developer, having had ongoing issues regarding the quality of their own homes which were built by the same developer.

It is acknowledged that ALP policies AB12 and AT12 are no longer relevant within ALP. However, it is considered that these factors are pertinent, as the proposal contravenes these policies, and therefore are still justified in relation to this objection.

Committee AGREED to Cllr Eveleigh representing Lancing Parish Council at Adur District Council's Planning Meeting when this application is being considered.

AWDM/1296/16 - 121 Brighton Road
The Committee considered the additional information, however retained the original decision and 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.

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

58. Correspondence Received.
None.

59. Clerks Report(s).
None.

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

The meeting closed at 8:40 pm.

Helen Plant
Acting Clerk to the Council.

October 2016

Signed Chairman

Date