From: Peter Barnett
Sent: 22 April 2013 09:54
To: Matthew Porter
Subject: FW: Planning minutes & B&HA application
Attachments: Planning Minutes 17-04-13.doc

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Please think before you print this and save paper

From: Colin Hunt [mailto:colin.hunt@lancingparishcouncil.gov.uk]
Sent: 22 April 2013 09:49
To: Peter Barnett
Subject: Planning minutes & B&HA application

Peter,
Attached are the minutes of the last Planning Advisory Committee held on 17-4-13.

Will you please note that the comments made by this Committee on the 6th March objecting to the B&HA application (AWDM/0205/13) still stand and I shall be grateful if you would consider these at your planning meeting when this application is discussed.

Regards

Colin

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LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 17th April 2013 at 7.00pm

Present: **Chair:** Cllr. Mary Hamblin

Councillors: Ann Bridges, Callum Buxton, Sid Hilsum, Fred Lewis, Steve Martin & Leslie Sampson.

In attendance; Colin Hunt, Clerk to the Council

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

211. Apologies.

Apologies were received and accepted from Cllr. Andy Barnes

212. Declaration of substitute Members.

There were no substitute Members

213. Declaration of interest.

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

214. Minutes of the previous meeting

The minutes of the previous meeting held on 3rd April 2013 were attached to the agenda and approved as a true and accurate record.
There were no other matters arising.

215. Public Forum and Questions.

215.1 Mr Bill Freeman of Manor Way, Lancing, spoke concerning the B&HA application for three additional pitches.

He was speaking on behalf of residents of Mash Barn and for Geoff Patmore of the Hasler Estate residents group and although he conceded that in his opinion the area generally would benefit from the development he was most concerned that the drainage situation should be resolved.

Mr Freeman argued that the earth movements had altered the land drainage system and that the recent flooding was as a result of surface water and not the sewerage system as B&HA had previously stated. He insisted that the residents wanted a satisfactory explanation and a guarantee from EA that the situation that residents had experienced last year would not happen again.

215.2 Mr Lionel Parsons of Pratton Avenue, Lancing commented that in his opinion the previous objections made by the Committee to this application were still valid. He maintained that ducting the stream beneath the proposed pitches would have an effect on the habitat of the wildlife in the area which was contrary to B&HA's statement to Council.

Mr Parsons also considered that the granting of this application would put greater pressure on the strategic gap and might create precedent for further development including housing development.

There were no other comments or questions and the Chair thanked Mr Freeman and Mr Parsons for their input.

206. Determination of Planning Applications.

Councillor Fred Lewis advised this meeting that he would be on the District Council's Planning Committee when it makes its final decision on the planning applications being considered by the Parish Council this evening. 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.

216A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/0352/13 Manor Ward	6 Fairview Road Lancing BN15 0PA	Application for a Lawful Development Certificate for a proposed single storey rear extension.	None required

216B Non material amendments

Application number	Location	Proposal	Comments
There was none			

216C Planning Applications

Application number	Location	Proposal	Comments
AWDM/0220/13 Mash Barn Ward	P M & A Dept (assy) Ricardo Consulting Engineers Ltd Old Shoreham Road Lancing	Application for prior notification of proposed demolition of part of workshop building.	No objections
AWDM/0338/13 Mash Barn	1 Barfield Park Lancing BN15 9DQ	Rear/side extension (amendment to approval AWDM/0861/12)	Although there was some concern that the development was near to the stream Committee voted 5 to 1 in favour of the application.
AWDM/0371/13 Widewater Ward	46A Brighton Road Lancing BN15 8ET	Conservatory-style first floor rear balcony enclosure	No objections

AWDM/0397/13 Mash Barn Ward	92 Grand Avenue Lancing BN15 9QB	Demolition of existing conservatory and erection of single storey rear extension with new decking/ patio area	Although there was some concern due to the possible loss of privacy to adjoining properties, it was hoped that ADC would rule on this matter if it arose and therefore Committee raised no formal objections

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

None required.

218. Correspondence received.

218.1 Email from WSCC informing Council of the temporary closure of footpath 2049 from 15th April 2013 for a period of 12 days for borehole testing purposes.

218.2 Letter from WSCC & SDNPA enclosing the Statement of Submission and availability of submitted documentation relating to the West Sussex Waste Local Plan. The documants will be available for public inspection at a number of locations including the Parish Offices.

219. Clerks Report(s).

There were no reports

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

220.1 Planning application AWDM/0205/13 - Land South West of New Monks Farm Mash Barn Lane Lancing West Sussex by B&HA.

At this Committee's meeting on 6th March 2013, the above application concerning the construction of 3 no. additional football pitches (1 x grass, 2 x artificial) and relocation of reed bed on land to east of approved training ground, together with the continuation of acoustic fencing on northern boundary plus fencing and landscaping to site boundary was discussed.

Committee objected to the proposal for a number of reasons and cited concerns about:-

- The surface water disposal as the existing watercourse would be covered by the proposed pitches;
- The increase in traffic movements and footfall that would result from the proposals and the possible increase in the number of car parking spaces that would be required to serve the increases number of pitches;
- The need for the additional pitches had not been explained and Committee could therefore not see any justification for the proposed increase.

In conclusion Committee felt it could not see any benefit that the proposals would bring to Lancing.

Prior to the Full Council meeting of 3rd April 2013, representatives from B&HA produced fresh information that addressed those concerns stated above and a motion was passed to reverse the decision of the planning advisory committee and to support this application.

It has since been established that a breach of procedures had occurred and that the situation now, under advisement of SALC, was that the meeting with B&HA constituted an informal meeting for members where fresh information was presented. Under the circumstances the six month rule does not apply and this Committee had the right to review its earlier decision relating to the planning application AWDM/0205/13 - Land South West of New Monks Farm Mash Barn Lane, Lancing, West Sussex if it so wished

There was considerable discussion in this matter with all members contributing to the debate with the exception of Cllr Bridges, who declared an interest as an adjoining property owner.

A number of issues were raised, some of which were not pertinent to the matter in hand, and Committee was advised to consider only the planning aspects of the application.

Two motions were presented. Cllr Martin moved and Cllr Hilsum seconded a motion not to alter the comments of the committee when it considered the application earlier.

A second motion was moved by Cllr Buxton to hold off making any decision to allow time to challenge the comments made by B&HA to seek justification in the matters raised at the meeting.

As the first motion would render the second motion invalid the first motion was voted on and was passed by a vote of 5 to 2 in favour.

It was therefore RESOLVED not to alter Committee's earlier decision and that its comments and objections to the application would still stand.

There was no other urgent business

The meeting closed at 7.45 pm

Colin Hunt
Clerk to the Council
18th April 2013

Signed Chairman

Date