DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 16th January 2013 at 7.00pm

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

Councillors: Andy Barnes, Callum Buxton, Ann Bridges, Sid Hilsum, Fred Lewis, Doris Martin, Julie Petrie & Leslie Sampson.

In attendance; Colin Hunt, Clerk to the Council

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

151. Apologies.

Apologies were received and accepted from Cllr Steve Martin

There were no other apologies.

152. Declaration of Substitute Members.

Cllr Doris Martin was substituting for Cllr Steve Martin

There were no other substitutions

153. Declaration of Interest.

There were no declarations of interest.

154. Minutes of the previous meeting

The minutes of the previous meeting held on 3rd January 2013 was attached to the agenda and with the exception of an item numbering error to minute 140 (should have read 150) these were approved as a true and accurate record.

In relation to item 144.2 the Chair informed Committee that eight parish councillors had attended a meeting with all agencies to discuss the recent flooding in Manor Ward. Southern Water was praised for their efforts in tanking the water away and WSCC reported that it had committed a total of £8.4M county wide to help tackle the flooding issue.

It is expected that there will be further reports on this matter in future.

There were no other matters arising.

155. Public Forum and Questions.

155.1 Mr Graham Willis of North Lancing was concerned about the planning application relating to the building on the beach (AWDM/1515/12). He had a number of concerns which included:-

- The number of potential traffic movements along the public footway that could be generated from the proposals which would endanger the public.

- Reversing from the parking bays onto the public footway would be dangerous.

- The number of potential accessing movements to/from the building would reduce the security of Beach Green and vulnerable to illegal occupancy.

- Parking on the site is inadequate

- The roundabout at the junction of South Street and A259 is inadequate to cater for traffic movements to/from the building.

Mr Jeremy Slack, who was representing the kite surfing club, also had concerns about the application. He was surprised that the owners had not entered into discussion with the club prior to contact only a week ago.

Mr Slack said that the club had worked very hard over the last four years to improve kite safety on the beach and that the club was proud of its progress. The application included a water sports centre and the clubs concern was that safety would be jeopardised by having a non affiliated training school on the site and opposite the swim zone. Currently the zoning was working well with the schools and clubs operating down wind of the swim zone which reduced any potential conflict which might otherwise result.

Mr Slack cited other developments in other areas which had incorporated kite surfing facilities and cafés without the need for residential units to support the enterprises. Mr Slack was of the opinion that if a similar establishment was provided then it was conceivable that the kite surfing community would use it extensively.

Cllr Butcher, speaking from the public gallery, stated that he was neutral on the proposals. On one hand he was encouraged that the project was advancing but on the other hand he felt that the residency proposals were an issue.

There being no other questions, the Chair thanked the speakers for their comments and moved to advance the discussion of the application AWDM/1515/12 to the next matter on agenda. Committee agreed the motion.

156. Determination of Planning Applications.

156A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
There was none			

156B Non material amendments

Application number	Location	Proposal	Comments
There was none			

156C Planning Applications

Application number	Location	Proposal
AWDM/1515/12 Churchill	28A Brighton Road Lancing	Change of use and alterations to partially-built building from permitted use as two restaurants with manager's flat above to ground floor cafe and water sports centre with 8-bed hostel and 3 flats above (2x2 bed and 1x 3 bed)

Comments

Committee was faced with a dilemma. Whilst it understood that it was in everyone's interest to see the building developed after so many years of it standing dormant it felt that it could not support the application in its present form. Whilst the introduction of a café and water sports centre was supported, the main contention was the residency issue and that if the Council conceded on this important matter then this could likely set precedents which would be contrary to the ambitions of the community as a whole in re-generating Lancing by prejudicing the adopted Lancing Vision.

It was noted that the Council in its capacity as adjoining land owners had previously sent a response to Notice under Article 11 of Application for Planning Permission to ADC raising a number of issues for consideration.

After discussion Committee RESOLVED by a majority of eight to one, with one abstention to object to the application on the following grounds:-

- The use of the building as a multi residency all year round
- Access issues across Beach Green and the legality of allowing access to the site and the use of a footway by vehicles
- Public safety if vehicles are allowed to use the footpath to gain access in greater numbers and frequencies
- Access/egress via the roundabout at the junction of the A259 & South Street would create a danger
- The security of the Beach Green would be jeopardised if there was many persons allowed access.
- Car parking issues – the council own the car park and could not guarantee its continued existence in future.
- The overdevelopment of the site

Application number	Location	Proposal	Comments
AWDM/1489/12 Churchill	Unit 25 Winston Business Centre 43 Chartwell Road Lancing Business Park Lancing BN15 8TU	Change of use from B1 light industrial to B2 vehicle repairs including car body repairs and paint spraying	No objection
AWDM/1524/12 Mash Barn	55 Grinstead Lane Lancing BN15 9DT	Proposed single storey rear extension	No objection
AWDM/1455/12 Manor	10 Ring Road Lancing BN15 0QF	New pitched roofs to replace existing flat roofs and first floor front extension	No objection
AWDM/1544/12 Manor	8 Boxgrove Close Lancing BN15 0QG	Proposed larger replacement garage	No objection

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

Cllr Steve Martin was nominated to represent the Parish Council at the Planning meeting at ADC when application AWDM/1515/12 - 28A Brighton Road Lancing is due to be considered.

158. Correspondence received.

There was no correspondence

159. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 7.35pm

Colin Hunt
Clerk to the Council
17th January 2013

Signed Chairman

Date