ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No A/0038/07
Date Received 06 JUL 2007
Fee
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name M.J. PROPERTIES Ltd	Name ROY C. KING FRICS
Address 96 Western Road. Hove. East Sussex	Address 361 Upper Shoreham Rd Shoreham. BN43 5NB
Tel. No. BN3 1NA. [redacted]	Tel. No. 01273. 453619.

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	No
(b)	Outline planning permission	Yes →
(c)	Renewal of a temporary permission	No
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	No
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	No

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☑
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☑
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date

Application No.

Condition No.

3. (a) Full address or location of the land to which this application relates: Meeting Hall Site. fronting Private Road. and East of First Avenue.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: No — If yes, this land must be edged blue on the location plan

(c) Area of site 832 ~~hectares~~/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats): Demolition of Meeting Hall and erection of ~~two storey~~ two. 3 bedroom houses and three. 2 bedroom houses

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	Yes
(ii)	Alteration or extension of building(s)	No
(iii)	Construction of a new) vehicular access to a highway) pedestrian	No / No
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	No / No
(v)	Closure of existing access	No
(vi)	Change of use only	No

4. Particulars of Use of Buildings or Land: state (a) Present use Meeting Hall
~~(b) If vacant, the last use~~

5. **Additional Information**

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	No	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	No	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	No	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	No	If yes, how many units? Please indicate their position on plans	
(e)	Does the proposed development involve the felling of any trees?	No	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	No	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	No	If YES a separate application for Listed Building Consent or Conservation Area Consent may be necessary.	

(h) (i) How will surface water be disposed of? (i) Soakaways
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) Foul Sewer

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales. 4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)

7. Fees (See Note 7)
If a fee is submitted please give the amount £ Resubmission.

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 21. 6. 07 SIGNED [redacted]

on behalf of M. J. Properties ltd
(insert applicant's name if signed by an agent)

9. Certificate under Section 85 of the Town and Country Planning Act. 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
N.B. A signed certificate MUST accompany this application (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

1. Certificate A(a)
I certify that

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

*3. ~~*I have / The applicant has~~ given requisite notice to every person other than ~~* myself / himself/herself~~ who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

[redacted]

*Delete where inappropriate

Signed

On behalf of M. J. Properties ltd

Date 21. 6. 07

_____ in 95

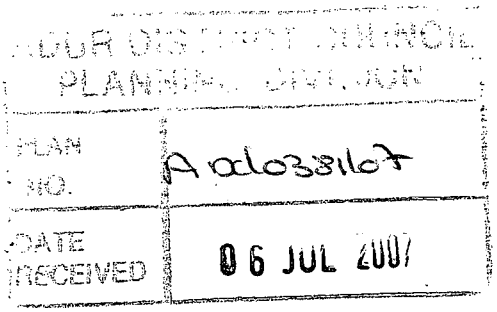
Roy C. King

Chartered Building Surveyor
361 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5NB
Telephone/Fax: (01273) 453619 Mobile: (07946) 540873

Roy C. King. FRICS.

RCK/JS/ADC-FA07

19th June 2007



Planning/Development Control
Adur District Council
Civic Centre, Ham Road
SHOREHAM-BY-SEA
West Sussex
BN43 6PR

Dear Sirs,

RE: MEETING HALL SITE – OFF PRIVATE ROAD EAST OF FIRST AVENUE, LANCING

On the 26th January of this year we submitted an application for a revised scheme for development of the above site, this application being acknowledged on the 5th February (ref. No. ADC/0068/07). The application addressed concerns that had been previously expressed by some local residents and by both Adur District Council and West Sussex County Council concerning parking, site layout, access and the concerns of the Highway Agency. Our letters of the 9th and 26th January deal with these various points and included an application for construction of five small houses in two blocks with parking for five vehicles and the provision for turning within the site and other relevant matters.

During subsequent weeks, Michelle Nettlefold, the then Planning Officer concerned, reported to our client that the Highway Agency again expressed concerns about the number of parking spaces provided and the possible discharge of vehicles onto the A27; she also comments on the limited size of one garden area. It was jointly agreed that, pending resolution of those matters, the application be withdrawn.

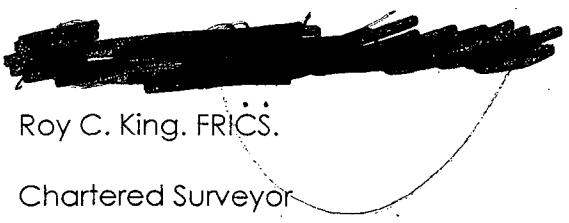
We have been in correspondence with the Highway Authority and have learned that approval of the Agency to the provision of a limited number of parking spaces had been confirmed in writing but, owing to a change in personnel, this approval had been overlooked. We now enclose a letter dated the 13th June from the Highway Agency confirming that the provision of up to 6 car parking spaces would be in line with the Highway Agency's requirements to restrict the amount of traffic potentially generated by the site. A copy of that letter is attached.

1./

We now formally resubmit the application for Outline Planning Consent and enclose copies of the previous submission letters, four copies of the application drawing and site plan, relevant certificate and would be pleased if you would now consider this for Outline Planning Consent. It is assumed that the previously submitted fee can be transferred to the new application.

Should you require any further information before considering the contents for approval would you please let us know.

Yours faithfully,



Roy C. King. FRICS.

Chartered Surveyor

Encl.

HIGHWAYS AGENCY

Our ref: TQ 185 054
Your ref: RCK/JS/HIGH-MH03

Roy C King
Chartered Building Surveyor
361 Upper Shoreham Road
Shoreham by Sea

Direct Line:01306 878182

13 June 2007

Federated House
London Road
Lancing RH4 1SZ

For the attention of Roy C. King

Dear Mr King

RE: RESIDENTIAL DEVELOPMENT OF MISSION HALL, EAST OF FIRST AVENUE LANCING

Thank you for your letter dated 22nd May 2007. I apologise for the delay in replying to you but I have been on leave.

I note Simon Lowe's letter of 10th April 2006 and the comments of the Planning Officer to committee in so far as they related to a development for 6 flats. The comments in my letter of 14th May relate to a development for five houses.

Despite this, should you wish to develop the site in the manner described in your letter of May 4th, together with 6 car parking-spaces, then this would be in line with the Highways Agency's requirements to restrict the amount of traffic potentially generated by the site.

I hope this is of some assistance

Yours sincerely [redacted]

Anthony C [redacted]

Network Manager

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE
Department for Transport

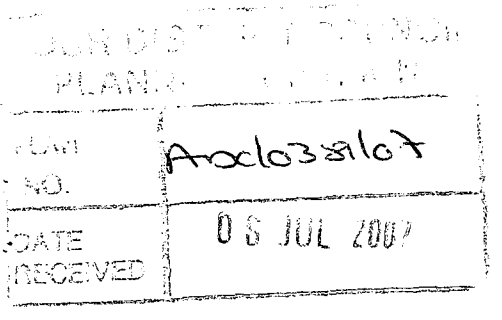
Roy C. King

Chartered Building Surveyor
361 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5NB
Telephone/Fax: (01273) 453619 Mobile: (07946) 540873

Roy C. King. FRICS.

RCK/JS/HIGH-MH02

4th May 2006



Mr. Anthony Powell
Highways Agency
4c Federated House
London Road
DORKING
Surrey
RH4 1SZ

Dear Mr. Powell,

RE: REDEVELOPMENT OF MISSION HALL, OFF FIRST AVENUE, LANCING

We act as Surveyors for the owners of the site off First Avenue, Lancing, West Sussex, which is at present occupied by a Mission Hall. Over the past year we have been in negotiation with Adur District Council regarding redevelopment of that site and corresponded early last year with your Department.

We understand that prior to our involvement, development of the site had always raised problems regarding the possible increase of traffic onto the existing private access and its part discharge onto the A27.

An earlier application was submitted for residential flats with no provision for parking of vehicles, but was rejected under Planning on other grounds.

A further application has been submitted for the construction of five small houses with five parking spaces and I understand that this application was forwarded by the Council to your Agency for comment; some reservations have been expressed regarding the northern end of the access road and its discharge directly onto the A27.

The existing Mission Hall was granted Planning Consent, including the formation of 14 car parking spaces and a hard surfaced parking area was constructed and in regular use until occupation of the building ceased.

1./

The West Sussex County Council have taken the view that a nil parking facility would be unacceptable on the basis that existing heavy parking in areas around the site, particularly First Avenue, render it likely that no parking on the site would aggravate these problems further and may also reduce both pedestrian and other vehicular safety. They therefore require six parking spaces for the development.

We understand from Adur that the Highways Agency were formally consulted and stated that, whilst a zero parking proposal was still favoured, they would support a maximum of six parking spaces on the site provided that there was provision on the site to enable vehicles to both enter and exit the site from the First Avenue entrance, thus reducing the use of the A27 exit.

We are enclosing a copy of the current proposed layout and have marked in red a suggested amendment to the junction of the development road with the existing access which will, we believe, deter any driver from turning towards the north end of the access road. The condition of that section of the road leading to the A27 is in extremely poor condition with numerous potholes, whilst the access to First Avenue is fully made up and surfaced up to the development site.

In view of the suggested reduction from 14 parking spaces down to 6, and on the basis that the developers would ensure that permanent notices are installed ensuring access only to the First Avenue junction, we believe that the proposal would result in a considerable reduction of the number of vehicles gaining access directly to the A27 and an improvement to highway safety.

Our current application to the Local Authority stands withdrawn pending the result of this and other negotiations and we would be pleased if you could let us have your views. We are happy to attend a meeting at your office should you feel this would be of benefit.

Yours sincerely,

Roy C. King. FRICS.

Chartered Surveyor

Encl.

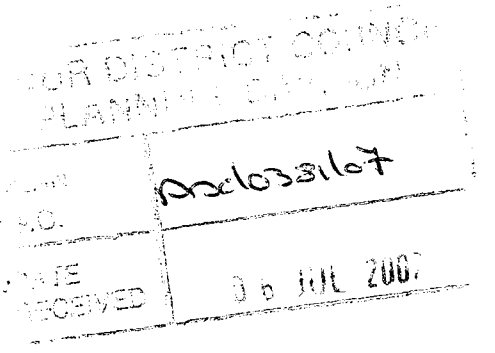
Roy C. King

Chartered Building Surveyor
361 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5NB
Telephone/Fax: (01273) 453619 Mobile: (07946) 540873

Roy C. King. FRICS.

RCK/JS/ADC-FA03

26th January 2007



Planning/Development Control
Adur District Council
Civic Centre, Ham Road
SHOREHAM-BY-SEA
West Sussex
BN43 6PR

Dear Sirs,

RE: MEETING HALL SITE – OFF PRIVATE ROAD EAST OF FIRST AVENUE, LANCING

Following the issue last year of a Planning Refusal to our client's proposal for construction of a block of six flats on the above site (ref. L/41/06/TP), we have carefully studied the reasons for refusal and the detailed report prepared by Development Control and we now submit a further application for Outline Planning Consent which we believe takes account of the various matters which caused concern to the various Departments and to the local residents.

Prior to submission of the earlier application, a meeting was arranged to discuss the proposal with the relevant Planning Officer who outlined previous difficulties that had arisen during previous negotiations with other applicants. Prior to this submission we have attended a further meeting with Michelle Nettlefold, during which we presented our proposals, and we have also examined in detail the planning notes attached to the earlier application prior to the delegated decision to refuse.

The current application indicates the provision of five small houses in two blocks with parking for five vehicles and an extensive area laid out between the two blocks to facilitate turning of vehicles within the site and space for visitors or service vehicles. Enclosed bin areas and secure cycle storage have been included.

SITE ACCESS

Previous negotiations with WSCC Transport Planning Services and the Highways Agency have confirmed that the provision of up to six parking spaces on the site would be acceptable subject to the design of the access from the site, allowing vehicles to easily enter and exit from First Avenue, thus reducing the use of the A27 exit. From the First Avenue entrance the lane is wide enough to accept two way traffic and, from that entrance up to the application site the lane is hard surfaced.

1./

With regard to refuse collection, ADC Direct Services have confirmed that collection could be made to the development provided that the road surface is adequate and that there is sufficient turning space for the vehicles to enter and leave by the First Avenue junction.

SITING

A criticism was levelled at the previous proposal suggesting that the block of six flats would be out of keeping with the character and detrimental to the residential amenities of the locality resulting in an overbearing effect. The layout of the proposed house blocks will provide a more open effect with ends of each block facing the adjoining properties in Orchard Way. The houses themselves have been designed to show compliance with the Council's recommendations for separation of dwellings.

24 third party representations and a petition from local residents were presented to the Council on the last application. The main objection related to lack of parking within the site and the possible aggravation of parking difficulties in the adjoining roads. The current development provides such parking facilities. Comments were made about the adequacy of the access road and that the road was private and maintained by residents of Eighth Avenue and Grinstead Lane. The meeting hall site was provided with 14 car parking spaces and shared responsibility for maintenance. Access for emergency vehicles was queried; ADC Direct Services have confirmed that the width of the access roadway is adequate for their purpose and the new layout allows for sufficient turning areas within the site.

A comment was made that children play in the access road and that increased traffic would be a hazard to their safety. The roadway serves private garages along the whole of its length and it continually in use. The current planning use as a meeting hall includes 14 car parking spaces as against the present proposal for five.

The whole of the present site is covered with tarmac and there is no significant vegetation.

Great care has been taken to ensure that the siting of the houses would not result in intrusive overlooking to the adjoining properties in Orchard Way and we contend complies with the Council's Policy in that respect. The Structure Plan encourages the re-use of previously developed land and PPG3 (Housing 2000) encourages the maximisation of the use of urban land for such housing. The applicant's intention is to provide low cost affordable housing within a central area at an acceptable distance from local shopping and other amenities and the transport infrastructure.

Should further information be required before a formal decision is reached would you please let us know.

Yours sincerely,



Roy C. King. FRICS.

Chartered Surveyor

Encl.

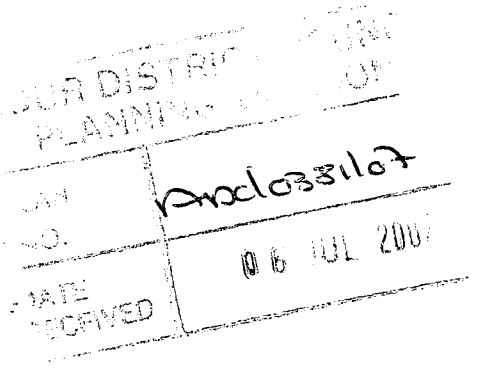
Roy C. King

Chartered Building Surveyor
361 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5NB
Telephone/Fax: (01273) 453619 Mobile: (07946) 540873

Roy C. King. FRICS.

RCK/JS/ADC-FA02

9th January 2007



Michelle Nettlefold
Planning/Development Control
Adur District Council
Civic Centre, Ham Road
SHOREHAM-BY-SEA
West Sussex
BN43 6PR

Dear Ms. Nettlefold,

RE: MEETING HALL SITE – OFF PRIVATE ROAD EAST OF FIRST AVENUE, LANCING

Following our recent telephone conversation, I am enclosing an outline layout for the proposed construction of small houses on the Meeting Hall site.

As you know, an application for construction of flats on this site was rejected last year. Prior to the submission of that application I attended two meetings with your colleague, Carol, and further discussed the reasons for the intended rejection and the possibility of success with a reduced development.

Prior to the current position there had been earlier attempts at developing this land but although the principle of residential development was accepted, the applications fell following objections from the Highways Authority who took the view that additional vehicular traffic onto the A27 would be unacceptable. Following discussions with the Authority and an exchange of correspondence we finally obtained agreement in writing from the Highways Authority that the development proposed would be acceptable to them. In reaching that decision the Highways Authority took into account the existing fourteen parking spaces which had been approved adjoining the Meeting Hall.

My clients have now reconsidered how best to develop this site taking account of properties to the south and providing adequate turning space within the site, the lack of which was one of the reasons for refusal of the previous submission.

The proposed scheme now includes for the construction of five low cost houses, 3 two bedroom and 2 three bedroom, together with adequate parking and turning areas within the site. The position of the blocks would appear to comply with the Adur policy for separation of dwellings and would provide much needed low cost housing stock in satisfaction of Government policy for the use of 'brown land' within the Adur area.

1./

We intend to submit a formal application for this development which will be accompanied by outline floor plans but before submitting these details we will arrange to call and hopefully obtain your informal comments on the proposal.

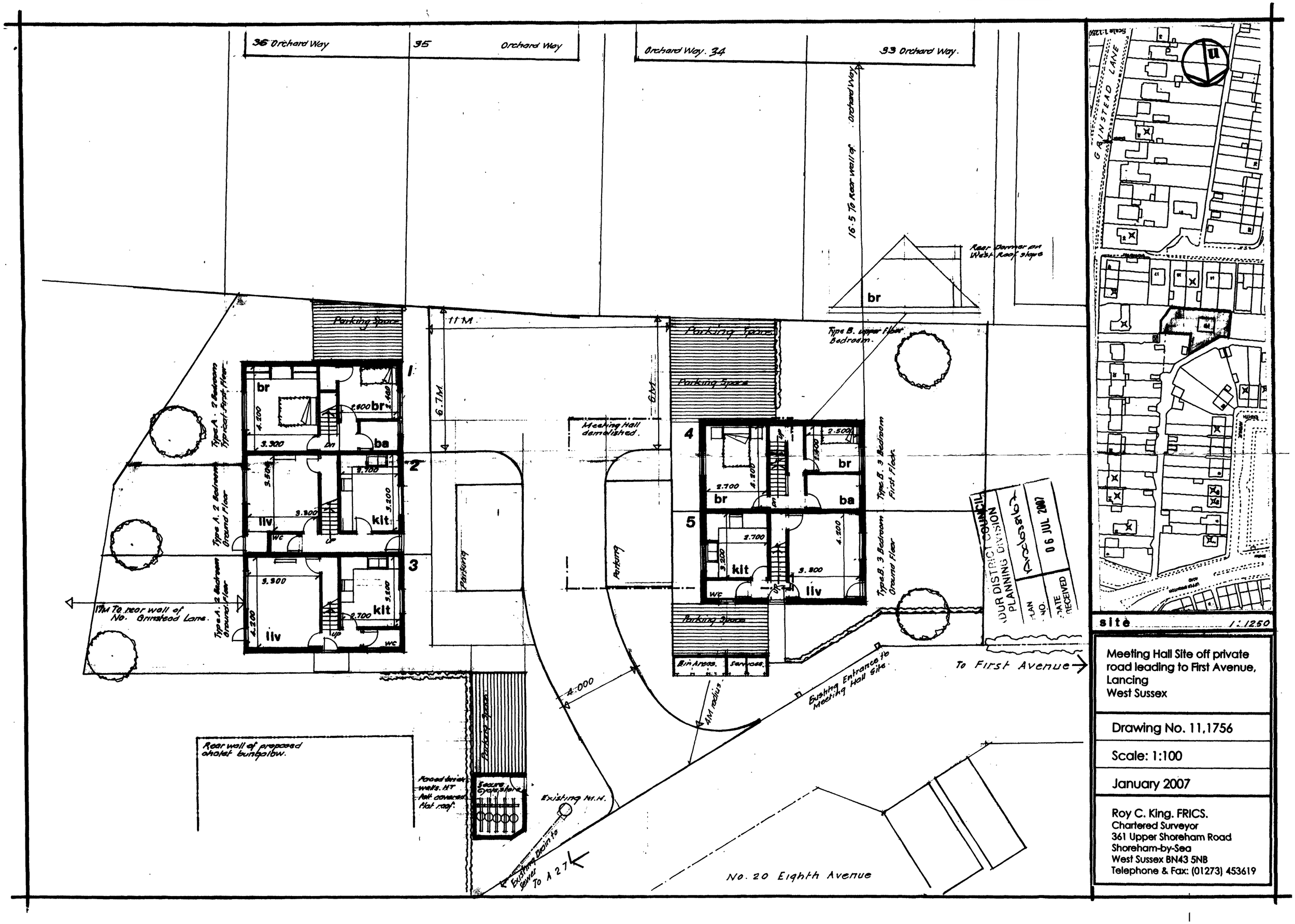
Yours sincerely,



Roy C. King. FRICS.

Chartered Surveyor

Encl.



Meeting Hall Site off private road leading to First Avenue, Lancing
West Sussex

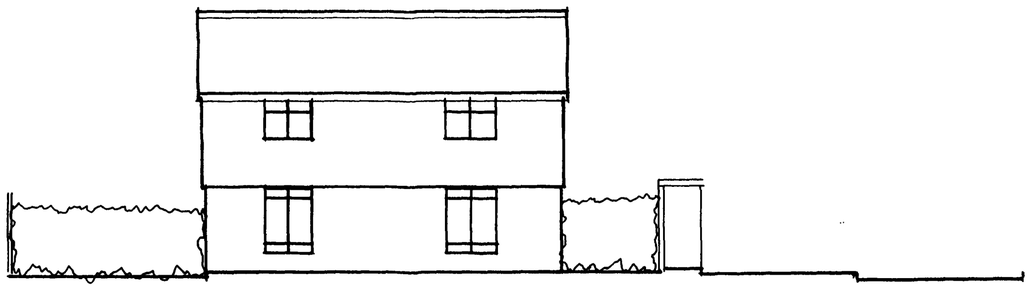
Drawing No. 11,1756

Scale: 1:100

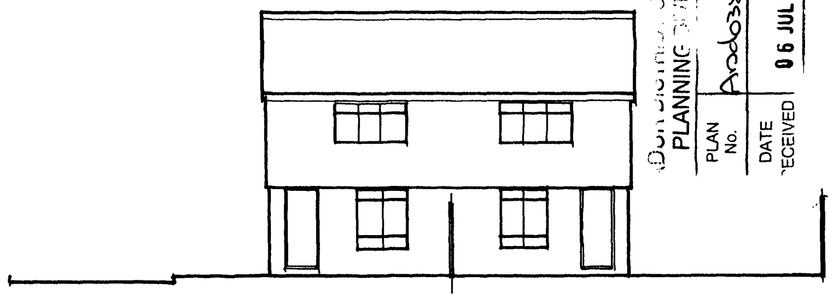
January 2007

Roy C. King. FRICS.
Chartered Surveyor
361 Upper Shoreham Road
Shoreham-by-Sea
West Sussex BN43 5NB
Telephone & Fax: (01273) 453619

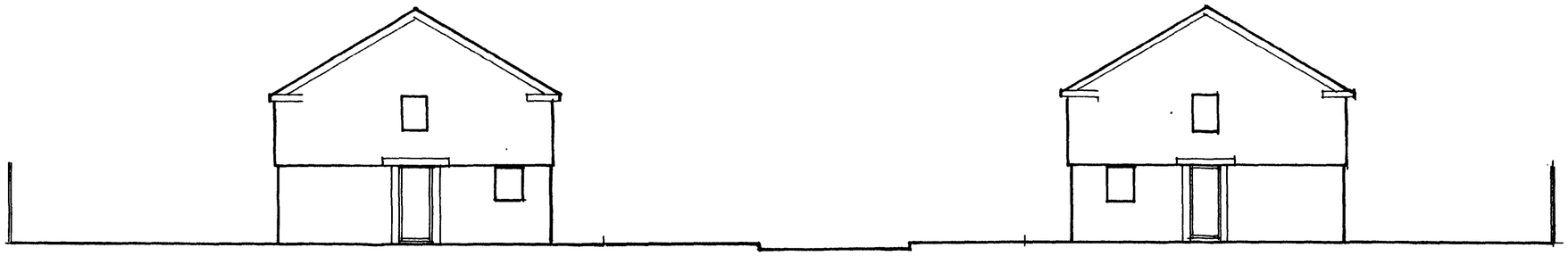
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Arad038167
DATE RECEIVED 06 JUL 2007



EAST ELEVATION. Blocks 4.5



WEST ELEVATION. Block 4.5



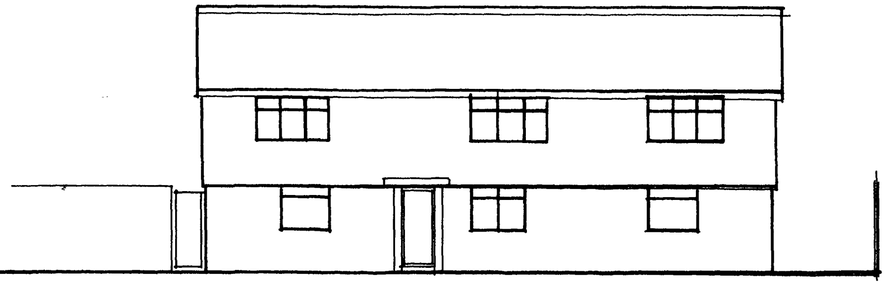
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION. BLOCK 1.3



WEST ELEVATION. BLOCK 1.3

Meeting Hall Site
east of First Avenue
Lancing, West Sussex

indicative elevations

Drawing No. 11,1756/b

Scale: 1:100

July 2007

Roy C. King. FRICS.
Chartered Surveyor
361 Upper Shoreham Road
Shoreham-by-Sea
West Sussex BN43 5NB
Telephone & Fax: (01273) 453619