From: Peter Barnett
Sent: 07 June 2010 09:57
To: Hannah Barker; Carlos Hone; Keith Morgan
Subject: FW: Planning comments
Attachments: Planning Minutes 02-06-10.doc

From: Colin Hunt [mailto:Colin.Hunt@lancingparishcouncil.gov.uk]
Sent: 07 June 2010 09:49
To: Peter Barnett
Subject: Planning comments

Hi Peter,
Attached are last Weds planning meeting minutes.

Regards,

Colin

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DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 2nd June 2010 at 7.00pm

Present: **Chairman:** Cllr. Brenda Collard

Councillors: Ann Bridges, Kim Bonnett, Fred Lewis, Steve Martin & Lorna Read

In attendance; Colin Hunt, Clerk to the Council

The Chairman opened the meeting and welcomed the member of the public present.

11. Apologies.

Apologies were received and accepted from Cllrs Richard Burt, Mary Hamblin & Morgan Nahid

12. Declaration of Substitute Members.

Cllr Steve Martin was substituting for Cllr Richard Burt.

13. Declaration of Interest.

The following Members declared interests:-

Cllr Ann Bridges - planning applications ADC /0146/10, ADC/0159/10, ADC /0163/10, ADC/0165/10, ADC /0166/10 and ADC/0172/10 as a Ward Councillor.

Cllr Fred Lewis - planning applications ADC /0146/10, ADC/0159/10, ADC /0163/10, ADC/0165/10, ADC /0166/10 and ADC/0172/10 as a Ward Councillor.

Cllr Brenda Collard - planning applications ADC /0131/10 and ADC/0152/10 as a Ward Councillor.

Cllr Steve Martin - planning application ADC /0170/10 & ADC/0177/10 as a Ward Councillor.

14. Minutes of the previous meeting

The minutes of the previous meeting held on 19th May 2010 were approved as a true and accurate record.

There were no matters arising.

15. Public Forum and Questions.

15.1 Ms Francis Smith of the Old Lifeboat House, Shopsdam Road spoke about the re-submitted application for development in Shopsdam Road, ADC/0163/10. Ms Smith, who had previously spoke on this subject at past Planning and Advisory Committee meetings was concerned that this was now a ploy to obtain planning permission in stages. Ms Smith still held serious reservations about the impact that this development would have on the road and services.

This plot was apparently the last coastal plot of land in the area and would command a high sale value and Ms Smith feared that once constructed this would be sold with planning permission for the adjacent plots.

Whilst the Committee sympathised with Ms Smith's situation the Council must judge each planning application as a separate entity and on its individual merits and that in this instance there were no planning grounds to refuse this application. Committee still held similar reservations as regards access along Shopsdam Road and would re-state these to ADC.

It was understood that the new application encroached into the adjacent plot and any proposals for development on the next plot would, it was assumed, require a fresh planning application. This being the case the Council would then have an opportunity to comment on that application on its merits.

The Chair thanked Ms Smith for attending the meeting and her comments.

Cllr Kim Bonnett arrived at this point.

16. Determination of Planning Applications.

Councillors 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. 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.

After discussion, it was RESOLVED that:-

Application number	Location	Proposal	Committee decision
ADC/0131/10	21 First Avenue Lancing West Sussex BN15 9QG	Hip-roofed first-floor side extension above garage (re-submission of ADC/0405/09)	No objections
ADC/0146/10	66 Brighton Road Lancing West Sussex BN15 8ET	Two-storey rear extension with external steps to balcony on east side	No objections
ADC/0152/10	95 First Avenue Lancing West Sussex BN15 0ET	Single-storey rear extension and front gable end (rear dormer constructed under 'permitted development')	No objections

ADC/0156/10	2 New Cottages Coombes Road Coombes Lancing West Sussex BN15 0RR	Change of use of part of field at rear to form part of garden for domestic horticulture, retention of 2 buildings and erection of greenhouse (part retrospective)	Object on the principle of encroachment into the countryside
ADC/0159/10	75 West Way Lancing West Sussex BN15 8LY	Single-storey rear extension	No objections
ADC/0163/10	Overstrand Shopsdam Road Lancing West Sussex BN15 8ES	Four-bedroom detached dwelling house (with roof terrace, rear balcony and 2 no.covered parking spaces at front) on south part of garden of 'Overstrand'	No grounds for refusal but Committee still held concerns regarding access and the additional traffic and service vehicle movements that would be generated.
ADC/0165/10	10 Bristol Avenue Lancing West Sussex BN15 8NJ	Single-storey rear extension	No objections.
ADC/0166/10	29 George V Avenue Lancing West Sussex BN15 8NG	Proposed single-storey rear extension	No objections
ADC/0169/10	11 Irene Avenue Lancing West Sussex BN15 9NZ	Single-storey rear extension	No objections
ADC/0170/10	27 Leconfield Road Lancing West Sussex BN15 9JB	Detached garage at end of rear garden (accessed from rear lane off Myrtle Crescent)	Committee still objects to this application as it considered this to be overly large and would have a detrimental impact on street scene of Myrtle Crescent at the rear.
ADC/0172/10	Chesham House 124 South Street Lancing West Sussex BN15 8AJ	Modification of wall with handrail/balustrade on access ramp on south/east side	No objections
ADC/0177/10	Land Adjacent 2 Brighton Road Lancing West Sussex	Retention of temporary staff parking area (renewal of ADC/0124/09)	Object as this should not be continued and the beach re-instated.

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

There were none

18. Correspondence received.

There were none

19. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 7:32 pm

Colin Hunt
Clerk to the Council
3rd June 2010

Signed Chairman
Date