DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 19th August 2015 at 7.00pm

Present: Chair: Cllr Pam Gavan

Councillors: Clive Burghard (Vice Chair), James Butcher, Liz Haywood, John Hollington, Fred Lewis, Steve Martin & Leslie Sampson.

In attendance; Colin Hunt, Clerk to the Council

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

31. Apologies.

Apologies were received from Cllr. Ann Bridges, Jack Chapman, Doris Martin & Jean Turner

There were no other apologies.

32. Declaration of substitute Members.

Cllr Steve Martin was substituting for Cllr Doris Martin,
Cllr Leslie Sampson was substituting for Cllr Jean Turner,
Cllr Carol Albury was substituting for Cllr Ann Bridges,
Cllr john Hollington was substituting for Cllr Jack Chapman.

There were no other substitute Members

33. Declaration of interest.

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

34. Minutes of the previous meeting

The Minutes of the meeting held on 15th July 2015 were attached to the agenda and agreed as a true record of the meeting.

There were no matters arising.

35. Public Forum and Questions.

35.1 Mr Harold Torrens of 42 Derek Road spoke against the planning application relating to 29 Firle Road. He lived in the rear adjoining property on Derek Road and raised objections that the site was over development and would overlook his property and deny him privacy. He was of the opinion that the application was contra to ADC development control standards and that he had lodged this matter with ADC's planners direct

Mrs June Turner of 46 Firle Road, spoke against the application as she was of the same opinion as Mr Torrens and added that the sitting of the Garage would set an unwanted precedent that other s would follow. She also questioned the length of the proposed elevated patio area which was 11 feet, when all other raised patios were restricted to 4 feet.

Mr Harold circulated some photographs taken from his garden to emphasise the matters he raised.

There were no other questions or comments.

The Chair thanked the residents for their comments and with Committee's agreement advanced the planning applications AWDM/1110/15 & AWDM/1112/15 relating to 29 Firle Road so as not to delay unnecessarily those residents who had attended specifically to hear the debate on the application.

36. Determination of Planning Applications.

36A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/1091/15	8 Croshaw Close Lancing BN15 9LE	Application for a Lawful Development Certificate for a proposed dormer Lancing window to rear elevation.	None required
AWDM/1066/15	16 Elmstone Close Lancing BN15 9QS	Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.35m from rear wall of the original house, maximum height 2.85m and height of eaves of the extension 2.65m.	None required
AWDM/1042/15	279 Brighton Road Lancing BN15 8JP	Application for a Lawful Development Certificate for a proposed hip to gable roof extension including rear dormer.	None required
AWDM/1145/15	7 Thatch Court The Street Lancing BN15 0PL	Application for Lawful Development Certificate for two proposed rear dormers and proposed single-storey rear extension to north elevation.	None required

36B Non material amendments

Application number	Location	Proposal	Comments
None			

36C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1110/15	29 Firle Road Lancing BN15 0NY	Detached garage to west of dwelling with study/games room and storage above	Committee objected to the application on the grounds that the garage appeared to be out of character with the street scene and the positioning would interfere with sight lines. Committee was also concerned that this would set an unwanted precedent in the area.
AWDM/1112/15	29 Firle Road Lancing BN15 0NY	Rooms in roof with half-hipped gables to east and west elevations and two dormers to each of east and west elevations. Raised patio area to south elevation (to replace existing garage).	Committee objected to this application as it considered it to be an over development of the site, the raised patio areas was excessive out of proportion and would overlook and thus interfere with the privacy of adjoining properties Committee questioned whether the proposal were contra to ADC's planning and development guidelines. and that the development was out of character with the street scene.
AWDM/0750/15	8 Western Close Lancing BN15 8RU	Extend garage by 2m to west side.	No objection
AWDM/0986/15	99 First Avenue Lancing BN15 0ET	Vehicular crossover	No objection
AWDM/1007/15	3 Norbury Close Lancing BN15 0QL	Hip to gable roof extension to south and north elevations, Juliet balcony to south elevation; dormer to west roof slope.	Committee had no comments other than it recommended that ADC consider imposing the need for obscure glazing to those elevations that overlook neighbouring properties.
AWDM/0676/15	60 First Avenue Lancing BN15 9QF	New vehicular access and hardstanding.	No objection

AWDM/0961/15	125 Brighton Road Lancing BN15 8HT	Demolition of existing house, garage and outbuilding and construction of 2-storey 4 bedroom house and provision of 3 car parking spaces.	No objection
AWDM/1008/15	32 Brook Way Lancing BN15 8DQ	Single storey garage to side of dwelling.	No objection
SDNP/15/03252/ LIS	Lancing College College Drive Lancing BN15 0LJ	Listed Building Consent for the refurbishment of existing public areas including new floor and ceiling finishes, WC facilities and office accommodation.	No objection
AWDM/1090/15	8 Croshaw Close Lancing BN15 9LE	Proposed front dormer	No objection
AWDM/1096/15	24 Greenoaks Lancing BN15 0HN	Retrospective application to retain un obscured glazing to the north and south elevations in connection with a loft conversion.	Committee objected to the application and maintained that the glass on the south elevations should be obscured as originally approved.
AWDM/1075/15	70A Brighton Road Lancing BN15 8LW	Retention of detached garage-storage building for Beach Park Caravan Park (retrospective).	No objection
AWDM/1065/15	20 Fairview Road Lancing BN15 0PA	Hip roofed first floor extension and single storey rear extension with terraces to front and back	No objection
AWDM/1089/15	18 Bristol Avenue Lancing BN15 8NJ	Single storey rear extension	No objection
AWDM/1140/15	14 Alexandra Road Lancing BN15 8EJ	Single storey side and rear extension and rear dormer unit	No objection
AWDM/0708/15	27 Orient Road Lancing BN15 8JZ	Single storey front, side and rear extensions	No objection
AWDM/1134/15	14 Ingleside Crescent Lancing BN15 8EN	Dormer to front (north) elevation. West Sussex	No objection

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

Cllr John Hollington would represent the Council at the ADC Planning meeting when the Firle Road applications were to be considered.

38. Correspondence received.

38.1 Email from WSCC regarding the temporary closure of public footpath 2048 on the weekend of 22nd & 23rd August during the Air Show.

There was no other correspondence.

39. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 8.17 pm

Colin Hunt
Clerk to the Council
20th August 2015

Signed Chairman

Date