DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 18h August 2010 at 7.00pm

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

Councillors: Ann Bridges, Morgan Nahid & Lorna Read.

In attendance; Colin Hunt, Clerk to the Council

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

61. Apologies.

Apologies were received and accepted from Cllrs Richard Burt, Mary Hamblin &.Fred Lewis.

62. Declaration of Substitute Members.

There were no substitute Members.

63. Declaration of Interest.

There were no declarations of interest.

64. Minutes of the previous meeting

The minutes of the previous meeting held on 21st July 2010 were approved as a true and accurate record.

There were no matters arising.

65. Public Forum and Questions.

There were a number of residents present who were concerned about planning application ADC/0282/10, the former Willows County First School Building at Irene Avenue. There had been a meeting of local residents the night previously where a reported 60 residents attended together with Parish Cllr Lorna Read and ADC Cllrs Keith Dollemore and Stephanie Barnes.

65.1 Mrs. Brown of Pemberton Close was concerned about the wild birds which habitat the bushes on the site and enquired if the bushes were to be removed. The Chair advised Mrs. Brown that the plans were unclear and that this matter should be taken up with ADC.

65.2 Mrs Kublin of Irene Avenue was concerned that the development would exacerbate the traffic and parking problems. She was also concerned that the other local school, The Globe, was over crowded and did not understand why WSCC were not retaining the site for educational purposes, especially when

there are other developments in the area likely to generate more demand for school places.

65.3 Mr Bull of Irene Avenue was concerned that the new development would overload existing services. He said that the houses were built in the 1930's and that the drainage and utilities were at capacity. There had been a number of drainage blockages in the area which would likely increase with the higher volume that the new development would generate. He reported that the water pressure had dropped as a result of other developments in the area.

The Chair informed Mr Bull that normally these issues were taken into consideration and that if any new development was deemed to have a detrimental effect on the local system then matters could be put in place to upgrade the utilities.

Mr Bull enquired if the letter he had delivered by hand to the offices that day had been received. The Chair confirmed that it had and would be passed to ADC along with this Council's comments.

65.4 Mr Saunders of Pemberton Close was concerned with the mix of private and rentable properties. On the same subject Mrs Kublin reported that a number of private properties in the area were now being offered for rent and that landlords were not maintaining these areas as well as they should be and that this was likely to happen to this development which would have a detrimental impact on the local community.

65.5 Mr Brooks of Pemberton Close informed Committee that the all users of the hut had been relocated and that the development was a forgone conclusion. The Chair advised Mr. Brooks that the hut had become unfit for purpose and that the users had been relocated for that reason alone.

65.6 Mrs Kublin suggested a school be built on the site which could offer youth facilities as there was a lack of these facilities in the area. On the same subject Mr Bull was concerned that the nearest youth facilities were north of the A27 which was a dangerous road for children to cross.

65.7 Cllr Lorna Read, who was Ward Councillor and had attended the meeting the previous night, endorsed the comments of the residents and said that in her opinion these were valid reasons for objecting to the development. It was also her understanding that the two ADC Councillors, who were also present at the meeting the previous night, were of the same mind.

65.8 A letter was hand delivered to Committee from Mr & Mrs Bryne of Irene Avenue. The Chair informed Committee that this would be forwarded to ADC along with Mr Bull's letter. The Chair advised residents to write individually to ADC with their concerns which would be recorded at the ADC Planning meeting.

The Chair thanked the residents for their comments.

There were no other questions.

66. Determination of Planning Applications.

After discussion, it was RESOLVED that:-

Application number	Location	Proposal	Committee decision
ADC/0271/10	29 George V Avenue Lancing West Sussex BN15 8NG	Single-storey rear extension (amendment to previous approval ADC/0166/10)	No objection
ADC/0275/10	9 Kings Road Lancing West Sussex BN15 8EB	Conversion of garage to bedroom	No objection
ADC/0279/10	42 Penhill Road Lancing West Sussex BN15 8HJ	Vehicular access	No objection
ADC/0280/10	Miller And Carter 43 Manor Road Lancing West Sussex BN15 0EY	Remove epicormic growth from base of Holm Oak tree (subject to TPO 162/1/69/L) (Sussex Potter)	No objection
ADC/0282/10	Former Willows County First School Building The Globe Primary School Irene Avenue Lancing West Sussex	24 houses and flats (mixture of one, two, three and four bedrooms and one, two and two and half storeys) and ancillary works (outline with all matters reserved)	Object. The site appears to be over developed and could be better used for educational related purposes. The development would generate more traffic flow which would be detrimental to the local road network and parking problems in the area would be exacerbated. The bungalows at Pemberton Close would also be overlooked which would impact on the privacy of those residents.
ADC/0285/10	37 Lisher Road Lancing West Sussex BN15 9EY	Double gates at rear (inward-opening and replacing section of brick wall and pedestrian gate)	No objection

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

Cllr Lorna Read would try and attend the ADC planning meeting to represent the interests of the Parish when planning application ADC/0282/10 was to be discussed.

68. Correspondence received.

68.1 Email from WSCC informing the Council of the temporary closure of public footpath 2048 for the duration of the Air Show between August 21st and 22nd.

68.2 Two letters from residents in Irene Avenue concerning planning application ADC/0282/10, which would be forwarded to ADC

69. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 7:40 pm

Colin Hunt
Clerk to the Council
19th August 2010

Signed Chairman
Date