DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 20th January 2016 at 7.00pm

Present: Chair: Cllr Pam Gavan

Councillors: Clive Burghard, Fred Lewis, Liz Haywood, John Hollington Doris Martin & Leslie Sampson. Cllr Carol Albury was also present at the meeting as an observer.

In attendance; Colin Hunt, Clerk to the Council

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

81. Apologies.

Apologies were received from Cllrs Ann Bridges, James Butcher, Jack Chapman and Jean Turner

There were no other apologies.

82. Declaration of substitute Members.

Cllr John Hollington was substituting for Cllr Ann Bridges and
Cllr Leslie Sampson was substituting for Cllr Jack Chapman.

There were no other substitute Members

83. Declaration of interest.

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

84. Minutes of the previous meeting

The Minutes of the meeting held on 16th December 2015 were agreed as a true record at the Council meeting held 6th January 2016.

There were no matters arising.

85. Public Forum and Questions.

85.1 Mr Bill Freeman, representing the Lancing Manor SE Members Network, spoke against the B&HA planning application number AWDM/1716/15.

Mr Freeman mad a number of points he wished Committee to consider before it made its decision on this application. Those matters were:-

- Reduction in the quality of life for residents living west of the training pitches due to the loss of privacy as the camera tower and camera would be able to pan 360 degrees

- Increased noise pollution as there would be more matches played and at night.

- Although the club had indicated that the Db levels would be below acceptable levels Mr Freeman was concerned that the underlying ambient levels had not been taken into consideration, which he considered would increase the Db levels to an unacceptable level.

- The increased traffic flows that the application would generate. Mr Freeman spoke of the current long queues of traffic that build trying to exit onto Grinstead Lane, which would be exacerbated.

- The danger of an increase in the speed speed of traffic along the 10 mph stretch of roadway, which according to Mr Freeman is not currently observed.

- The light pollution of matches finishing late. Mr Freeman also referred to a possible breach in the planning conditions which he maintained only allow one pitch to be lit at night.

- Drainage, as the foundations would have a detrimental impact on the already sensitive water system.

In summing up his objections he was of the opinion that those matches that were to be played at the Training Ground and which requiring the stand to be built could be played at the Amex Stadium in Brighton.

The Chair thanked Mr Freeman for his comments.

There were no other questions from the public and with the agreement of the Committee the B&HA application was promoted in the agenda and dealt with first.

86. Determination of Planning Applications.

86A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
None			

86B Non material amendments

Application number	Location	Proposal	Comments
None			

86C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1716/15	Brighton and Hove Albion Training Ground 60 Mash Barn Lane Lancing BN15 9FP	Construction of spectator stands to accommodate a total of 501 people (to include 6 wheelchair and helper positions) including camera tower.	See below

AWDM/1716/15 Brighton and Hove Albion Training Ground 60 Mash Barn Lane Lancing BN15 9FP	**Comments**. Committee voted 6 to 1 abstention to object to this proposal on many of the grounds that had been brought up by Mr Freeman (Minute 85.1). Specifically these were:- • Noise pollution and Committee urged that further testing be made to include the affect of the ambient levels • The congestion and speed of the traffic generated from the proposal which would add to the problems currently experienced in Mash Barn and the surrounding area. • The car parking issues that could arise in the local area caused by the additional volume of spectators. On this matter Committee questioned the existing capacity of the car parks to cater for the additional numbers of spectators expected. • Privacy was an issue and committee would expect that if the application was agreed by ADC then some cut off of the camera/stand could be incorporated in the design to limit the pan angle and thus avoid overlooking the residencies to the west. A general comment was that the club had portrayed a different picture of the development when the Training Ground development was first presented to the Council. This appeared to be taking advantage of the early good will extended to the Club by the Council and that this latest proposal was seen as a further example of 'pushing boundaries'.		
AWDM/1780/15	5 Firle Road Lancing BN15 0NY	Remove lower level timber extension on east side and replace with new brick built extension to create new basement room with new external steps.	No objections
AWDM/1211/15	133 Brighton Road Lancing BN15 8HT	Balcony on supports with patio area to ground floor to front (south) elevation.	No objections
AWDM/1574/15	38 Orient Road Lancing BN15 8JZ	Single storey rear extension; enlargement of front dormer and changes to rear dormer (part retrospective).	No objections
AWDM/1782/15	Steelworks 32 Chartwell Road Lancing Business Park Lancing	Replace existing unit with new storage and distribution warehouse with ancillary offices (use class B8) in addition to vehicle wash and fuel island and associated lorry and vehicle parking and new access road.	No objections
AWDM/1802/15	4 Western Road Lancing BN15 8RR	Conversion of ground floor shop into 1 x 1 bed flat and works to existing first floor flat to make self-contained.	No objections
AWDM/1749/15	64 Crabtree Lane Lancing BN15 9PJ	Change of use from Use Class A1 (shop) to Use Class D1 (wellbeing clinic).	No objections
AWDM/1817/15	164 Brighton Road Lancing BN15 8LL	Rear single-storey extension with roof terrace over and 2 side dormers.	No objections
AWDM/1831/15	88 Sompting Road Lancing BN15 9LD	Vehicular crossover	No objections

AWDM/1841/15	51 Sompting Road Lancing BN15 9LB	Single-storey ground floor extension to south and east to replace existing conservatory. Including replacement dormer to the front (north) elevation and new dormer to the rear (south) elevation.	No objections
AWDM/1833/15	New Pond Row Surgery 35 South Street Lancing BN15 8AN	Proposed single-storey to north elevation.	No objections although the loss of car parking spaces on the site was a concern.
AWDM/1842/15	277 Brighton Road Lancing BN15 8JP	Vehicular access.	No objections
AWDM/1858/15	1 - 3 Sompting Road Lancing BN15 9HW	Change of use of existing offices and showroom (formerly Lancing Double Glazing) to 1 x 2-bedroom flat and 2 x 1-bedroom flats with external access staircase to rear (south) elevation.	No objections
SDNP/15/06279	The Sussex Pad, Lancing College 5 Old Shoreham Road Lancing	Removal of conditions 1 and 5 of SDNP/13/05245 to allow the permanent use of the building (formerly known as The Sussex Pad) as student accommodation and to allow students to walk and cycle to the college rather than by minibus only.	No objections although it was suggested that the College could look at a way of segregating cyclists and pedestrians from other forms of traffic using the narrow drive way to the College.

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

There were none

88. Correspondence received.

There was no correspondence.

89. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 8.00 pm

Colin Hunt
Clerk to the Council
21st January 2016

Signed Chairman

Date