DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 21st October 2015 at 7.00pm

Present: Chair: Cllr Pam Gavan

Councillors: Carol Albury, Ann Bridges, Clive Burghard (Vice Chair), Liz Haywood, John Hollington, Steve Martin & Leslie Sampson

In attendance; Colin Hunt, Clerk to the Council

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

51. Apologies.

Apologies were received from Cllrs Fred Lewis, Doris Martin & Jean Turner

There were no other apologies.

52. Declaration of substitute Members.

Cllr Carol Albury was substituting for Cllr Fred Lewis, Cllr Leslie Sampson was substituting for Cllr Jean Turner and Cllr John Hollington was substituting for Cllr Jack Chapman,

There were no other substitute Members

53. Declaration of interest.

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

54. Minutes of the previous meeting

The Minutes of the meeting held on 16th September 2015 were agreed as a true record at the Council meeting held on 7th October 2015.

There were no matters arising.

55. Public Forum and Questions.

55.1 Ms. Emma Whitaker of Firle Road addressed Committee and was concerned with the amendments made to application AWDM/1357/15 insofar as the amendments reverted back to the original design, which had previously been rejected.

Ms Whitaker lived opposite and explained the significant difference in elevations of the two properties. Therefore, the proposed raised roofline would mean that the bedrooms of the applicant would be looking directly at the lounge of Ms Whitaker and vice verse. This was a loss of privacy for her and her immediate neighbours.

Ms Whitaker was of the opinion that the existing roof space was of a sufficient size to accommodate bedrooms without the need for the introduction of dormers and would be more in keeping with the character of the street. She

also mentioned that the proposal would obstruct the views of the Downs of pedestrians walking northwards along the adjacent footpath.

The Chair thanked Ms Whitaker for attending the meeting and addressing the Committee and assured her that her comments would be taken into consideration when the Committee considered the application. The Chair informed her that the role of the Parish Council was that of an advisory nature and unfortunately the Council could not guarantee that any comments, objections or representations made on any application would be upheld by Adur and Worthing Councils as they were the Planning Authority.

Ms Whittaker understood this and thanked the Committee for listening to her comments.

There were no other questions or comments.

56. Determination of Planning Applications.

Councillor Carol Albury advised this meeting that she 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 this evening.

Therefore, any decisions made at this meeting will be reconsidered by her afresh and with an open mind at the meeting of the District Council.

56A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/1070/15	100A Grand Avenue Lancing BN15 9QB	Application for Lawful Development Certificate for proposed dormer to rear (east) elevation.	None Required
AWDM/1355/15	11 Seaside Avenue Lancing BN15 8BY	Lawful Development Certificate for proposed rooms in roof with two rooflights to front (south) elevation, hip to gable extension to east side elevation and rear dormer to north elevation.	None Required
AWDM/0957/15	56A Orient Road Lancing BN15 8JZ	Application for Lawful Development Certificate for existing use as single dwelling house.	None Required

56B Non material amendments

Application number	Location	Proposal	Comments
None			

56C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1323/15	10 Greenoaks Lancing BN15 0HN	Demolition of existing conservatory and construction of new conservatory on similar foot print.	No objections
AWDM/1268/15	3 Ryecroft Court Penhill Road Lancing BN15 8HJ	Installation of replacement timber windows to Rosewood UPVC.	No objections
AWDM/1357/15	29 Firle Road Lancing BN15 0NY	Rooms in roof with half-hipped gables to east and west elevations and roof lights to north and south side elevations and raised terrace and steps to south elevation.	See below:-
	Comments: Committee considered the proposals together with the amendments and once again objected to this application, which had been previously considered and refused by members in August. It was deemed to be over development and out of character with the street scene and that this could set an unwanted precedent in the area		
AWDM/1356/15	9 Kings Road Lancing BN15 8EB	Retention of conversion of garage to bedroom with garage door retained (retrospective).	No objections but Committee assumed that the building works would conform to Regulations.
AWDM/1389/15	6B Eighth Avenue Lancing BN15 9XD	Single-storey rear extension incorporating existing garage.	See below:-
	Comments: Committee objected to this proposal as it was considered that there had been too many previous extensions to the property and that this latest proposal would be a step too far and out of scale with the rest of the property and seen as an over development of a single property.		
AWDM/1216/15	3 Old Farm Court Lancing BN43 5FE	Single storey side extension with new tool shed in north east corner of the New Salts Farm Road site	No objections
AWDM/1309/15	61 South Street Lancing	Change of use of three flats to one flat and offices.	No objections
AWDM/1399/15	128 South Street Lancing BN15 8AU	Change of use Class A1 retail to D2 (Yoga).	No objections and Committee hoped that the venture would be successful.
AWDM/1437/15	125 Brighton Road Lancing BN15 8HT	Application for variation of condition 3 of AWDM/0961/15 to reduce the impermeable area to 90 sq m	No objections

AWDM/1361/15	267 Brighton Road Lancing BN15 8JP	Demolition of existing dwelling and construction of 3 storey dwelling.	Committee objected to this application as the proposed three storey development was out of character with the street scene on the North side of the road. Committee felt that a two storey development would be more acceptable.
AWDM/1149/15	Seville Winston Road Lancing BN15 8SL	Raising of roof ridge to create first floor with dormers to East and West elevations (existing north end elevation to be demolished).	No objections
AWDM/1418/15	146 First Avenue Lancing BN15 0ET	Section 211 Notice under the Town and Country Planning Act 1990 to fell two Leylandii trees, pollard at 3 to 4 metres one Oak, one Sweet Chestnut one Hornbeam and one Holly tree, and to reduce in height and spread by 3 - 5 metres one Holly and one Holm Oak tree in the North Lancing Conservation Area.	Committee objected to this proposal as it considered that this 'blanket' application provided too little information on the individual trees to form any decision.

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

There were none

58. Correspondence received.

There was no correspondence.

59. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 8:19 pm

Colin Hunt
Clerk to the Council
22nd October 2015

Signed Chairman

Date