DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 18th June 2014 at 7.00pm

Present: Chair: Cllr Leslie Sampson

Councillors: Ann Bridges, James Butcher, Callum Buxton, Jack Chapman, Pam Gavan, John Hollington, Fred Lewis and Doris Martin

In attendance; Colin Hunt, Clerk to the Council

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

11. Apologies.

No apologies were necessary as all Committee Members were present.

12. Declaration of substitute Members.

There were no substitute Members

13. Declaration of interest.

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

14. Minutes of the previous meeting

The Minutes of the meeting held on 21st May 2014 were accepted and agreed as a true record at the Council meeting held on 4th June 2014.

Committee's noted that its comments in respect planning application number AWDM/0525/14 – 5 Queensway – change of use from laundrette to micro pub were withdrawn by Full Council at its meeting on 4th June 2014 under SO 35.

In relation to the Queensway application Cllr Doris Martin enquired if the planning application limited alcoholic sales to real ale and cider as an advertisement on the premises relates to gin, vodka and wine. The Chair was of the opinion that the application did limit sale products but that the application was due to be heard by ADC's Licensing Committee later this month and Cllr Ann Bridges, who sits on that Committee, would monitor this matter and report back to Council.

There were no other matters arising.

15. Public Forum and Questions.

15.1 Mrs. Buchan of Elms Drive spoke against the planning application AWDM/0481/14 at 8 Vincent Close. She explained that the property boarded her rear garden and the proposed second storey extension would be extremely intrusive and would affect her privacy. Mrs. Buchan explained that her garden was fairly small and that the loss of light due to the oversized development would change the perspective of her property.

She also advised the Committee that her neighbour had also intended to attend the meeting but had unexpectedly been called away.

The Chair thanked Mrs. Buchan for her comments.

There were no other questions from the public.

16. Determination of Planning Applications.

16A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/0736/14	86 Ingleside Crescent Lancing BN15 8EW	Application for a Lawful Development Certificate for a proposed rear dormer	None required
AWDM/0578/14	37 Kings Road Lancing BN15 8EB	Application for a Lawful Development Certificate for proposed demolition of existing conservatory and erection of a single-storey rear extension	None required
AWDM/0583/14	92 West Way Lancing BN15 8NB	Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 4m and height of eaves of the extension 2.2m	None required
AWDM/0756/14	70 North Farm Road Lancing BN15 9BU	Application for a Lawful Development Certificate for a proposed single-storey rear extension	None required

16B Non material amendments

Application number	Location	Proposal	Comments
AWDM/0527/14	1 Craven Court Lancing BN15 9FJ	Retrospective application for variation of condition 14 of ADC/0334/06 comprising Minor Material Amendments to parking layout, hard and soft landscaping, street lighting and foul and surface water drainage	None required

16C Planning Applications

Application number	Location	Proposal	Comments
AWDM/0611/14	146 First Avenue Lancing BN15 0ET	Conservatory to south side elevation.	No objections
AWDM/0481/14	8 Vincent Close Lancing BN15 9LL	Hip to barn end roof extension and ground and first floor rear extension	Committee considered this to be an overdevelopment that would have significant adverse impact on the neighbouring properties and by a vote of 4:3 voted to object to this application. Committee also made the comment that if the application was agreed by ADC that perhaps consideration be given to having obscure glazing fitted to the entire western elevation.
AWDM/0613/14	25 Grand Avenue Lancing BN15 9PZ	Removal of existing garage and erection of 2 storey pitched-roof building comprising ground-floor double garage/store with first floor office/games room and rooflights to roof slopes plus 2.2m high wall fronting Fourth Avenue	Committee objected to this application by a vote of 7:1 as it considered this to be an over development of the site. It was also concerned about the height of the dividing wall.
AWDM/0689/14	146 First Avenue Lancing BN15 0ET	Section 211 Notice under the Town and Country Planning Act1990 to crown reduce radial spread and crown height by up to 1 to 1.5 metres on one Magnolia tree in the North Lancing Conservation Area	No objection providing the tree was professionally pruned.
AWDM/0677/14	40 Eighth Avenue Lancing BN15 9XD	Replacement porch	No objection
AWDM/0679/14	14 North Farm Road Lancing BN15 9BS	Single-storey rear extension to replace existing conservatory	No objection
AWDM/0624/14	50 Blenheim Road Lancing Business Park Lancing BN15 8UQ	Access links and office expansion for Paula Rosa Manhattan to combine Units 48, 50 and 52 into one cohesive manufacturing, storage, distribution and associated administration complex	No objection and Committee was pleased to learn that this company was expanding its operations in Lancing.

AWDM/0770/14	61 North Road Lancing BN15 9AS	Change of use from use class A1 (shop) to use class A2 (financial and professional services)	No objects as the proposal was preferable to an empty retail premises
AWDM/0777/14	Project Vehicle Compound Ricardo Consulting Engineers Ltd Old Shoreham Road Lancing	Application to retain temporary workshop building	No objections
AWDM/0571/14	5 Windsor Way Broadway Park The Broadway Lancing BN15 8NW	Proposed extension	No objections
AWDM/0704/14	61 South Street Lancing	Change of use of 4 bedroom maisonette on first and second floors to 1-bedroom flat and 2 no. studios (part retrospective).	No objections
AWDM/0708/14	10 Station Parade South Street Lancing BN15 8AA	Change of use from A1 to A3 to enlarge existing cafe at 11 Station Parade (part retrospective)	No objections

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

None was required.

18. Correspondence received.

There was no correspondence.

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 8:06 pm

Colin Hunt
Clerk to the Council
18th June 2014

Signed Chairman

Date