DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 19th March 2014 at 7.00pm

Present: Chair: Cllr Callum Buxton

Councillors: James Butcher, Fred Lewis, Doris Martin, Leslie Sampson and Jean Turner

In attendance; Colin Hunt, Clerk to the Council

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

121. Apologies.

Apologies were received and accepted from Cllr Steve Martin

122. Declaration of substitute Members.

Ann Bridges,

There were no substitute Members

123. Declaration of interest.

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

124. Minutes of the previous meeting

The Minutes of the meeting held on 19th February were accepted and agreed as a true record at the Council meeting held on 5th March 2014.

There were no matters arising.

125. Public Forum and Questions.

125.1 Mr Martin Perry, representing B&HA spoke in support of the application AWDM/0171/14, which was an amendment to the already approved application for the provision of three additional pitches on the site. In Mr Perry's opinion the application had been misinterpreted, which had led to a great deal of confusion over the issue.

The application before Committee was the proposed lighting changes as a result of the change to the location of the community pitch, which was now to be in the NE corner of the site. There was to be no additional lighting to that that had previously been approved, just a relocation of the lighting columns to another pitch. Mr Perry spoke of the advances in lighting technology, which now meant that the floodlights could be directed on specific areas and shielded so as to minimise the light annoyance to adjoining properties.

Mr Perry reassured Committee that only two pitches would be lit at any one time, which was a condition of the planning approval, and that the number of floodlit hours that could be offered to sports clubs, schools and priority groups etc. within the community, could be increased.

Whilst speaking Mr Perry also informed Committee of the improved employment figures that the development had generated and that to date 105 new jobs had been created, 83% of which were people within the local post code area.

He also assured Committee that the Council would be represented on the steering group that was to be created and which would be responsible for the allocation and charging policies etc.

Mr Perry answered a number of questions from Members and after which he thanked the Committee for giving him the opportunity to explain the application in detail.

Mr Frank Prince-Isles, who lives in Mash Barn Lane and close to the development, spoke against the application. He was critical of Mr Perry's reference to jobs and the steering group, which he considered to be adding pressure on Councillors and that he considered had no bearing on the planning application before Committee.

Mr Prince-Isles challenged the increased hours and reported that he had personally spoken to Mr Peter Barnett at ADC, who had confirmed that the original agreement was for 86 hours. In his opinion therefore, there would be no increased benefit derived from the proposal.

Mr Prince-Isles was concerned about the length of time the floodlights would be on in the evening and the continual 'wall of light' that would be visible from his property late into the night and every night. He also referred to the additional noise that the proposal would generate, which he maintained would be at a 'level sufficient to cause serious noise annoyance'.

The Committee also raised questions, which Mr Prince-Isles answered and confirmed that acoustic fencing had been agreed to be provided in accordance with one of the imposed planning conditions.

The Chair thanked both Mr Perry and Mr Prince-Isles, for their representations.

There were no other questions.

126. Determination of Planning Applications.

126A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/0228/14	65 First Avenue Lancing BN15 9QF	Householder application for permitted development for prior approval for single storey rear extension measuring 4m from rear wall of the original dwelling, maximum height 3.95m and maximum height of eaves 2.8m	None required

126B Non material amendments

Application number	Location	Proposal	Comments
AWDM/0277/14	Brighton and Hove Albion Training Ground 60 Mash Barn Lane Lancing BN15 9FP	Application for a minor material amendment to permission reference AWDM/0205/12 to enable replacement of half-sized academy pitch with a futsal (5 a side) pitch, 3G surface and running hill (max. height 2.5m)	No objections

126C Planning Applications

Application number	Location	Proposal	Comments
AWDM/0227/14	Land North of The Globe Primary School Irene Avenue Lancing	Application for a minor material amendment to planning permission AWDM/1242/12 to amend parking, access and refuse storage, including provision of car ports to Plots16 and 23	No objections
AWDM/0171/14	Land South West Of New Monks Farm Mash Barn Lane Lancing	Construction of 3 No. additional football pitches (1 X Grass, 2 X Artificial) including floodlighting to Northernmost community pitch, relocation of reed bed, extension of fencing and landscaping to site boundary (amendment to planning permission AWDM/0205/13 including addendum to previous environmental statement).	Committee was minded of the potential light and noise annoyances but after considerable discussion the Committee voted by 3 to 2 to support the application and asked if consideration be given to lighting the pitches in combinations so as to perhaps minimise the impact on local residents living in the vicinity.
AWDM/0181/14	2 Russells Drive Lancing BN15 8BT	Single-storey extension to south side	No objections
AWDM/0211/14	The Globe Primary School Irene Avenue Lancing BN15 9NZ	Consultation by West Sussex County Council on proposed kitchen and dining room extension (WSCC Reg 3 application WSCC/011/14/L)	Committee supported the application and was pleased to see the expansion of the schools facilities. (Previously discussed and comment remain. Refer to item 184.4).
AWDM/0212/14	46 Mill Road Lancing BN15 0PZ	Single-storey extension to south and west elevations with roof terrace above	No objections

AWDM/0198/14	Chartwell House 40 Chartwell Road Lancing Business Park Lancing BN15 8TY	Part change of use from Use Class B8 (Storage and Distribution) to Use Class A1 (Retail) for sale of second-hand goods (retrospective)	No objections
AWDM/0245/14	6 Lewis Road Lancing BN15 0NT	Retrospective application for shed in rear garden	No objections
AWDM/0130/14	2 Swallows Close Lancing BN15 8LS	Demolition of 2 bedroom bungalow	No objections
AWDM/0186/14	Colepen East Street Lancing BN15 8BB	Erection of pair of semi-detached houses on land to east of Colepen Cottage (re-submission of AWDM/1580/13).	Objection. See below.
	Objections (cont) The application does not differ to an extent that would make the Committee change its previous objections, which remain. Refer to item 106C. Committee was of the opinion that the external appearance and renderings was not in keeping with the adjacent houses and that the design of the dwelling was not in keeping with street scene in general. The development would also impact on the views from South Street and parking was seen to a problem also and perhaps the building could be re-aligned or redesigned to afford parking to the front of the property and off road.		
AWDM/0215/14	6 Downs Close Broadway Park The Broadway Lancing BN15 8NU	New external steps and handrail to side entrance	No objections
AWDM/0235/14	38 Boundary Road Lancing BN15 8NF	Extend side hip to gable and front and rear dormers	No objections
AWDM/0272/14	28 Norbury Drive Lancing BN15 0QQ	Two-storey extension on south side (in place of existing garage) with rear decking	No objections

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

None was required.

128. Correspondence received.

128.1 Letter from the Planning Inspectorate notifying the Council of the publication of documents in relation to the application by E.ON Climate and Renewables UK Rampion Offshore Wind Ltd for an Order granting Development Consent for the Rampion Offshore Wind Farm.

128.2 A letter from ADC addressed to the previous Clerk and relating to Worthing's Planning Policy was reported but not actioned in any way.

There was no other correspondence.

129. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 8.54 pm

Colin Hunt
Clerk to the Council
20th March 2014

Signed Chairman

Date