DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 18th September 2013 at 7.00pm

Present: Chair: Cllr Callum Buxton

Councillors: Ann Bridges, James Butcher, Mary Hamblin, Liz Haywood, Fred Lewis, Doris Martin and Lesley Sampson

In attendance; Colin Hunt, Clerk to the Council

The Chair opened the meeting and welcomed the members of the public present, which included MP Tim Loughton.

61. Apologies.

Apologies were received and accepted from Cllrs Andy Barnes & Steve Martin

62. Declaration of substitute Members.

There were no substitute Members

63. Declaration of interest.

Cllr Doris Martin declared an interest in AWDM/0926/13. There were no other declarations of interest at the outset of the meeting.

64. Minutes of the previous meeting

The Minutes of the meeting held on 14th August 2013 were accepted and agreed as a true record at the Council meeting held on 4th September 2013 and were attached to that agenda which all Members received.

There were no matters arising.

65. Public Forum and Questions.

65.1 Mr Mike Le Seelleur of 23 Seaside Avenue spoke on behalf of other family members and residents and against some aspects of the planning application AWDM/1017/13, Seaside Primary school.

His concerns were on safety grounds and cited traffic issues and insufficient turning spaces and the funnelling of traffic and suggested that if this was not tackled then this would lead to injuries to children and animals. Mr Le Seelleur did not accept WSCC's argument that the route would encourage children to cycle to school and he was also critical of the high mounds along the route of the meandering path which he insisted presented a threat to pedestrians and encouraged anti social activities in and around the band stand as well as vermin. He was also against the introduction of a dew pond.

He suggested that currently 230 children arrived within a 20 minute window in the morning and roads began to get blocked from 2:45 pm onwards when

parents were collecting their children at school end at 3:15. To cope with the nearly threefold increase due to the school expansion would be unbearable and Mr Le Seelleur suggested that the school introduce staggered drop off times for arrivals and departures of children to and from the school.

The Chair thanked Mr Le Seelleur for his statement and later invited WSCC Councillor for the Saltings, Mick Clark to respond to the comments made. Mr Clark admitted that he did not fully appreciate the height of he mounding but did not accept the accusation that rodents were prevalent in the earthworks as the mounding had been heavily compacted. Notwithstanding, Cllr Clark appreciated the matters raised which he intended to pursue with the relevant WSCC officers.

The Chair thanked Mr Le Seelleur and Cllr Clark for their contributions.

There were no other questions or comments from those members of the public present.

The Chair moved that the planning application AWDM/1017/13 be dealt with first so as not to delay unnecessarily those residents who had attended to hear the debate on the application. This was agreed by Committee.

66. Determination of Planning Applications.

66A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
AWDM/0978/13	4 The Crescent Lancing BN15 8PH	Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.65m	None required

66B Non material amendments

Application number	Location	Proposal	Comments
AWDM/1033/13	5 - 7 South Street Lancing BN15 8AE	Application for a non-material amendment to planning permission AWDM/0129/13 to amend the position of bin store, creation of additional storage space, replacement windows and provision of escape window to each habitable room	None required

66C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1017/13	Seaside Primary School Freshbrook Road Lancing BN15 8DL	New single storey extension providing new teaching wing comprising 7 no. classrooms, 2 no. group rooms, and extension to the main hall and other ancillary works and accommodation.(West Sussex County Council Consultation)	Committee was aware that the consultation period has now ended but was hopeful that ADC could relay LPC's comments to WSCC, as detailed below.
	Committee was generally excited by the prospect that new facilities were being provided for the children of Lancing but Members were aware of the traffic problems as some had witnessed these at first hand. The staggered drop off proposal could not be supported as it was considered that this would be difficult for the school to manage and the meandering path in itself was not an issue although Committee conceded that the mounding along the route of the path was a concern and that this should be addressed as a matter of urgency as is the need for a traffic solution which was more pressing. After further debate the Committee approved the application and trusted the judgement of WSCC to provide a suitable solution to the traffic problem. The decision was greeted with some annoyance by Mr Le Seelleur who voiced his strong opinion against the resolution.		
AWDM/0958/13	22 Eighth Avenue Lancing BN15 9XD	Single storey rear extension	No objection
AWDM/0963/13	128A Brighton Road Lancing BN15 8LN	Single storey rear extension	No objection
AWDM/0940/13	Unit 7 Chartwell Business Centre 42 Chartwell Road Lancing Business Park Lancing BN15 8FB	Change of use to children's soft play centre.	Committee supported this application and was pleased to see the diversity of trading activities on the business park and which it considered to be an asset to the local area.
AWDM/0997/13	3 Fircroft Avenue Lancing BN15 0NL	Extensions to existing garage on north boundary to accommodate office, utility room and storage	No objection
AWDM/0990/13	81 First Avenue Lancing BN15 9QF	Vehicular Access	No objection

AWDM/0926/13	9 Station Parade South Street Lancing BN15 8AA	Change of use from A1 (retail) to taxi office.	Committee supported the application ad was pleased to see businesses moving into unoccupied premises in the village.
AWDM/1045/13	12 Brighton Road Lancing BN15 8RH	Demolition of existing dwelling and garage and re-development to provide 1 x 3 bed house and 1 x 4 bed house with parking	Committee objected t o this application as it considered that the design was not in keeping with the street scene and that this represented an overdevelopment of the site. There was also concern on the manoeuvring of vehicles from and onto Brighton Road and this was despite the developer presenting a range of turning scenarios along with this application.
AWDM/1090/13	Street Record Peter Road Lancing Business Park Lancing	Replace existing 15 metre high monopole with a new 15 metre high monopole supporting 3 no antennas. Replacement of existing equipment cabinets with 2 no. new radio equipment cabinets and ancillary works.	No objection
AWDM/1064/13	10 Derek Road Lancing BN15 0NU	Extension to existing loft conversion including extension to front dormer	No objection
AWDM/1089/13	11 Irene Avenue Lancing BN15 9NZ	First floor extension	No objection
AWDM/0694/13	The Beach House10 Shopsdam Road Lancing BN15 8ES	Application for variation to previous approval ADC/0445/10 for retrospective consent to vary footprint of building omission of first floor windows on Northern elevation and alterations to fenestration detailing	No objection
AWDM/1056/13	Yorke Lodge47 - 51 South Street Lancing	Erection of detached 2 storey building at rear to provide 2 x one bedroom flats (Re-submission of AWDM/0713/13).	Committee objected to this application as it felt that this was an overdevelopment of the site

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

None was required.

68. Correspondence received.

There was no correspondence

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 8.00 pm

Colin Hunt
Clerk to the Council
18th September 2013

Signed Chairman

Date