DERAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 19th May 2010 at 7.00pm

Present: Councillors, Ann Bridges, Brenda Collard, Mary Hamblin, Fred Lewis, Steve Martin, Morgan Nahid, Lorna Read & Norman Wright.

In attendance; Colin Hunt Clerk to the Council

The Clerk asked for nominations for Chair of Planning and Advisory Committee.

Cllr Ann Bridges nominated Cllr Brenda Collard which was seconded by Cllr Steve Martin. There were no other nominations. Cllr Brenda Collard was duly elected Chair of the Committee and took the chair.

The Chair of the Committee asked for nominations for Vice Chair of Planning and Advisory Committee.

Cllr Fred Lewis nominated Cllr Mary Hamblin which was seconded by Cllr Ann Bridges. There were no other nominations. Cllr Mary Hamblin was duly elected Vice Chair of the Committee.

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

1. Apologies.

Apologies were received and accepted from Cllrs Pat Beresford, Kim Bonnett & Richard Burt.

Committee expressed their best wishes to Cllr Richard Burt who had been admitted to hospital and was awaiting surgery.

2. Declaration of Substitute Members.

Cllr Steve Martin was substituting for Cllr Kim Bonnett & Cllr Norman Wright was substituting for Cllr Pat Beresford.

3. Declaration of Interest.

The following Members declared interests:-

Cllr Ann Bridges - planning applications ADC /0104/10, ADC/0116/2010, ADC/0117/2010, ADC/130/2010 and ADC/0146/2010 as a Ward Councillor.

Cllr Morgan Nahid - planning applications ADC /0090/10, ADC/0139/2010 & ADC/152/2010 as a Ward Councillor.

Cllr Fred Lewis - planning applications ADC /0104/10, ADC/0116/2010, ADC/0117/2010, ADC/130/2010 and ADC/0146/2010 as a Ward Councillor.

Cllr Mary Hamblin - planning applications ADC /0104/10, ADC/0116/2010, ADC/0117/2010, ADC/130/2010 and ADC/0146/2010 as a Ward Councillor. Cllr Steve Martin - planning application ADC /0128/10 as a Ward Councillor and ADC/0116/2010 & ADC/0117/2010 as he was on the current beach hut waiting list.

4. Minutes of the previous meeting

The minutes of the previous meeting held on 7th April 2010 were confirmed as a true record at Full Council on 5th May 2010.

There were no matters arising

5. Public Forum and Questions.

5.1 Mr Allen Rawlings of Saltdean, a consultant engineer, was acting as agent for Mr & Mrs Cooper of Golden Sands in relation to application ADC/117/2010.

Mr Rawlings spoke on behalf of his clients saying that they were very disturbed about the application to place beach huts in front of their existing huts and for which permission had previously been obtained.

Mr Rawlings said that since the New Year his clients had embarked upon a programme of providing luxury beach huts on the site and that this proposal would be detrimental to their business as well as some other local businesses.

Mr Rawlings expressed concerns on a number of issues including;-

1. Pedestrian and vehicular access to the proposed beach huts, which could result in illegal access over his client's land
2. Disabled access
3. Parking
4. Toilet facilities

Mr Rawlings also stated that there was no design and access statement included in the planning application and that the Council had not obtained EA consents for the works.

Mr Rawlings said that his clients wished to work with the Council on this matter and had an alternative proposal to relocate the huts to another area.

The Chair thanked Mr Rawlings and said that in view of the number of matters raised the Council would address these later in the meeting when discussing the application.

5.2 Ms Sheila Godden of First Avenue, Lancing, who leases a Council beach hut plot was concerned that, having paid the then market price for her hut three years ago, was now finding it difficult to sell and was of the opinion that the application had in effect devalued her asset.

Ms Godden had contacted persons on the waiting list but no one was prepared to meet the asking price. She was also concerned that the list may not have been updated as many of the telephone numbers were unobtainable.

Another matter raised by Ms Godden was the apparent poor condition of some of the beach huts which was detrimental to the visual amenity of the area.

The Chair informed Ms Godden that Council had taken decision on beach hut policy after careful consideration and that it was perhaps unfortunate that this change of policy may have an adverse effect on some persons. Ms Godden was however assured that the Council had acted with the best interests of the residents at large.

The Chair also informed Ms Godden that the list was updated annually and that an up to date list was available from the Clerk's office. In relation to the condition of some of the huts the chair advised Ms Godden that a condition survey of the beach huts was planned and that owners of those huts, which fell below the required maintenance standard, would be contacted.

5.3 Mr Stephen Harrison of Horsham said that they did not live in the area and that there had been no alternative but to purchase one of the private huts on Golden Sands. The proposal would spoil their enjoyment as the view would be affected and the situation would make re-sale very difficult. Mr Holland from Surrey also supported this argument.

Mrs Ann Harrison of Horsham also added that she considered that the policy was a form of discrimination against those unfortunate not to live within easy reach of the coast.

Other members of the public inferred that the Council was only doing this to generate more income and suggested that this could lead to further double rows of huts.

The Chair advised the public gallery that the restricted leasing policy was taken a number of years ago to benefit local residents and that the Council, in applying for this planning permission, was addressing the current local demand. Some local people had been trying to get a beach hut for several years.

The Parish was entitled to seek permission to allow the placement of huts on its own land and was following the necessary procedures. The double rows of huts had worked at the Parish site at Widewater and on ADC sites on Shoreham Beach and that any additional revenue derived would be used to help minimise the local precept tax on residents.

5.4 Mr Graham Willis of Lynchmere Avenue supported the Council's application as the lack of plots had been a long standing problem for local residents. He considered this to be separate issue between public and private owned land and that this was common place along a number of stretches of coastal areas and gave Bournemouth and Eastbourne as examples.

5.5 Mr Brian Seldon asked how many Councillors present were familiar with the issue in view of the local elections that had recently taken place. The Chair informed Mr Seldon that as the current Parish Council's term runs in a four year cycle and that that serving Members were not due for re-election for a further two years, all Council Members were familiar with the matter in hand.

5.6 The Chair thanked the members of the Public for their comments and observations and suggested to Committee that the planning application relating to the Shopsdam Road beach huts be advanced on the agenda. Committee agreed and the Chair asked the Clerk to provide some background information to the application and address any remaining issues raised by the public.

Cllr Lorna Read left the meeting at this point.

6. Determination of Planning Applications.

Councillor Fred Lewis advised this meeting that he 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. Therefore, any decisions made at this meeting will be reconsidered by him afresh and with an open mind at the meeting of the District Council.

ADC/0116/10	Lancing Parish Council Beach Hut Site Shopsdam Road Lancing West Sussex	31 beach huts (3.05m by 2.5m) on concrete bases (foreshore east of Shopsdam Road, south of Golden Sands Caravan Park)

The Clerk firstly explained the reasoning behind the application which was responding to local demand for the huts and trying to address the concerns that former private beach hut residents had had in connection with the dangers of the adjacent cycle lane.

In consideration of the options available to place beach huts along the Council owned foreshore, it was the Clerk's opinion that the area in front of the Golden Sands was a viable choice for a number of reasons which were given as:-

- The beach ledge width in the area east of Golden Sands to Widewater was too narrow to accommodate beach huts and in some places only wide enough to allow the recently established beach patrol buggy to pass.

- The area in front of the eastern section of Golden Sands was considered to be unsuitable as the beach profile was dynamic and steep and the Clerk had seen at first hand the force of the waves that hit this area. To locate huts in this exposed area was considered to be too dangerous.

- The beach profile in front of the western part of Golden Sands was a gentler gradient and less susceptible to violent wave action as the force is better disseminated.

- Another option investigated to the west was to extend the line of existing beach huts and fill the gap opposite Beach Green. This would have been the preferable solution but the presence of vegetated shingle limited the number of available plots. Permission to provide a limited

number of plots in this area is being pursued under a separate planning application.

Taking all matters into consideration the application to provide plots on the foreshore fronting the western section of Golden Sands appeared to be the best option.

The Clerk also responded to the issues raised by Mr Rawlings as follows;

1. Pedestrian and vehicular access over non-private land would be via Shopsdam Road, the closest point and which accommodates the existing owners of the huts adjacent and to the west. The Beach Green car park could also serve this area but the public gallery found the concept of local residents walking to their huts amusing. Any illegal access over any privately owned land would obviously not be sanctioned or condoned by the Parish Council.

2. Disabled access would be via Shopsdam Road which could afford access to some beach huts via a hard surface.

3. Parking. This responsibility is down to individuals. The closest public car park is at Beach Green and there are some local off street parking available in the surrounding area.

4. Toilet facilities. Public toilet facilities are in the immediate location at the end of Shopsdam Road.

The Clerk also confirmed that the design and access statement was an oversight and will be produced. EA consents for the works had been obtained and were attached to the planning application.

The Chair thanked the Clerk for his explanation and resumed the agenda.

After discussion, Committee RESOLVED that to avoid any further delays the Council should proceed with the application without alteration at this time but that this would be reviewed if an agreeable alternative could be found. The Clerk would liaise with Mr Rawlings to seek any compromise.

After discussion, it was RESOLVED that:-

Application number	Location	Proposal	Committee decision
ADC/0090/10	38 Greenoaks Lancing West Sussex BN15 0HE	Reposition 1.7m high screen wall further forward	No objection
ADC/0104/10	327 Brighton Road Lancing West Sussex BN15 8JR	Proposed raising of rear hip to gable, side dormer and front porch (Application for Certificate of Lawfulness)	No objections

ADC/0117/10	Lancing Pc Beach Hut Site Beach Green Brighton Road Lancing West Sussex	10 beach huts (each 3.05m by 2.5m max) on concrete bases, including one hut (3.05m by 3.65m) to accommodate kite surfing/beach patrol personnel (foreshore west of Merlin Court)	Noted as LPC application
ADC/0128/10	3 Freshfields Close Lancing West Sussex BN15 9LS	Front dormer (with rear dormer as 'permitted development')	No objections
ADC/0130/10	87B Brighton Road Lancing West Sussex BN15 8RB	Enlargement of proposed first-floor rear extension with glass gable end (amendment to ADC/0412/09)	No objections
ADC/0139/10	Twitten Cottage 19 The Street Lancing West Sussex BN15 0PN	Additional conservation-type rooflight on east side roof slope (Application for Listed Building Consent)	.No objections
ADC/0146/10	66 Brighton Road Lancing West Sussex BN15 8ET	Two-storey rear extension with external steps to balcony on east side	Defer to next meeting pending ADC comments
ADC/0150/10	Twitten Cottage 19 The Street Lancing West Sussex BN15 0PN	Garden shed at rear (part retrospective)	No objections
ADC/0152/10	95 First Avenue Lancing West Sussex BN15 0ET	Single-storey rear extension and front gable end (rear dormer constructed under 'permitted development')	Defer to next meeting pending ADC comments
ADC/0156/10	2 New Cottages Coombes Road Coombes Lancing West Sussex BN15 0RR	Change of use of part of field at rear to form part of garden for domestic horticulture, retention of 2 buildings and erection of greenhouse (part retrospective)	Defer to next meeting pending ADC comments
ADC/0161/10	50 Upper Brighton Road Lancing West Sussex BN15 0JE	Application for Certificate of Lawfulness for proposed single-storey rear extension and rooms in roof with rear dormer and hip to gable roof extension	No objections

7. Determination of Applications the Council Wishes to Make Representations on to the District Council.

There was none.

8. Correspondence received.

8.1 Letter from WBC regarding the final stage of the publication of the Worthing Core Strategy Submission document which is on display at the Worthing Town Hall until 8th June 2010 and available on the WBC web site. Representations can be made before 8th June 2010.

8.2 Letters from Mr Michael Redford of Southwater and Jean Godbold from Raynes Park, objecting to the Shopsdam Road planning application ADC/0116/2010. The contents of which were included in earlier discussions relating to the item.

9. Clerks Report(s).

There were no reports

10. 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
20th May 2010

Signed Chairman
Date