Planning Services, Adur District Council

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ADUR DISTRICT COUNCIL



ADC/022108
29 APR 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	ALEX
Last name:	DANIELS.
Company (optional):	
Unit:	
House number:	25.
House suffix:	
House name:	HOLLIES.
Address 1:	COKEHAM LANE.
Address 2:	SOMPTING.
Address 3:	
Town:	
County:	W. SUSSEX.
Country:	
Postcode:	BN15 9UW

2. Agent Name and Address

Title:	MR
First name:	MICKAEL.
Last name:	WARNER R.I.B.A.
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	66
Address 1:	ST LAWRENCE AV
Address 2:	WORTHING.
Address 3:	
Town:	
County:	W-SUSSEX
Country:	
Postcode:	BN14 7JG.

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED NEW TWO BED BUNGALOW. ON LAND AT REAR OF 25 COKEHAM. LANE. AND USE OF EXISTING GARAGE. TO CONVERT INTO TWO. ONE FOR NEW BUNGALOW AND ONE FOR EXISTING COTTAGE

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: LAND AT REAR. 25.

Address 1: COKEHAM LANE

Address 2:

Address 3:

Town: SOMPTING.

County: W. SUSSEX.

Postcode (optional): BN15 9QW.

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

LAND AT REAR.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: KEITH MORGAN.

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

AFTER SITE VISIT ON 25/3/08 MR MORGAN ADVISED ME TO REDUCE PARKING SPACES FROM THREE TO TWO AT FRONT. SKETCH OF THIS I HAVE SUPPLIED A DETAILED

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☑ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

THERE ARE SPECIFIC WHEELIE BIN SITE x2. FOR WHEN NEW RECYCLING BINS IN OPERATION

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

AS DISCRIBED ABOVE.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes, please provide details:

I HAVE ENCLOSED LETTERS FROM. SURROUNDING NEIGHBORS

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		PART BRICK COINED & RENDER TO MATCH COTTAGE.	☐	☐	
Roof		SLATE TO MATCH COTTAGE.	☐	☐	
Windows		UPVC & HIGH PERFORMANCE ENERGY SAVING.	☐	☐	
Doors		GLASS. ↓ ↓	☐	☐	
Boundary treatments (e.g. fences, walls)		PART BRICK & FLINT WALLING.	☐	☐	
Vehicle access and hard-standing		TO FRONT OF GARAGE. & ONE GARAGE.	☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	1 x EXISTING GARAGE.	1 x OFF ROAD IN FRONT OF GARAGE.	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	SHED IN GARDEN.		
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 ar consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

LARGE GARDEN

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [x] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		✓				1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =* 1

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐			✓			1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =* 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): + 1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) [ ] *

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant: [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 13/04/08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☑	The correct fee:	☐
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	3 copies of a design and access statement:	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☐
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 13/04/08 (date cannot be pre-application)

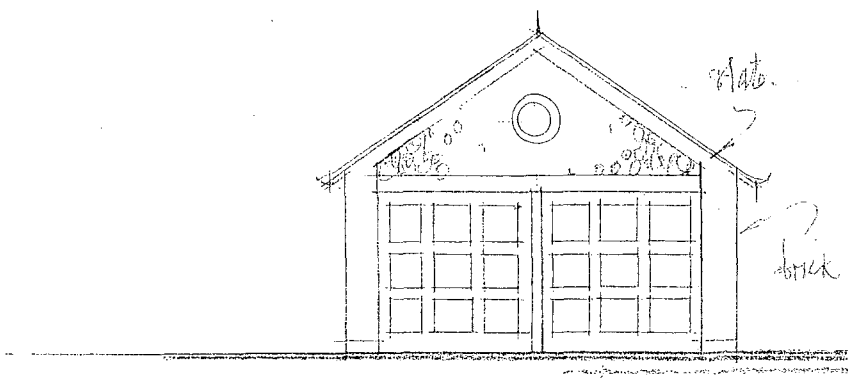
NING DIVISION
PLAN No. Abc022162
DATE 29 APR 2008



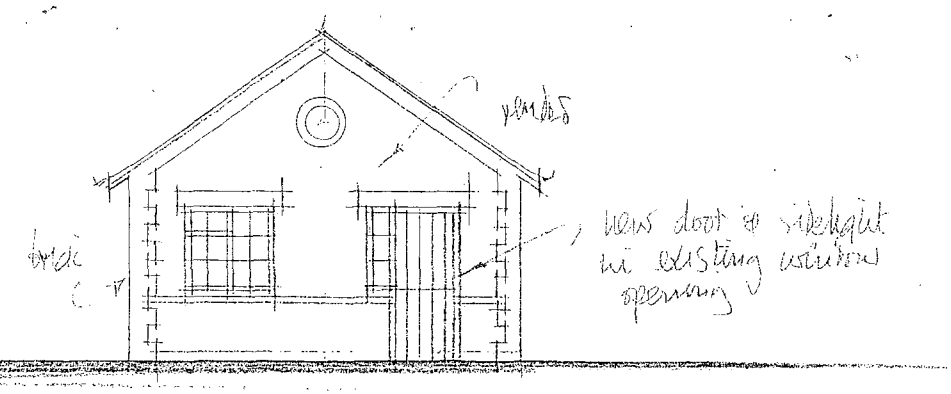
· 1:1250 LOCATION PLAN ·

· 25 Cokeham Lane, Sompting ·

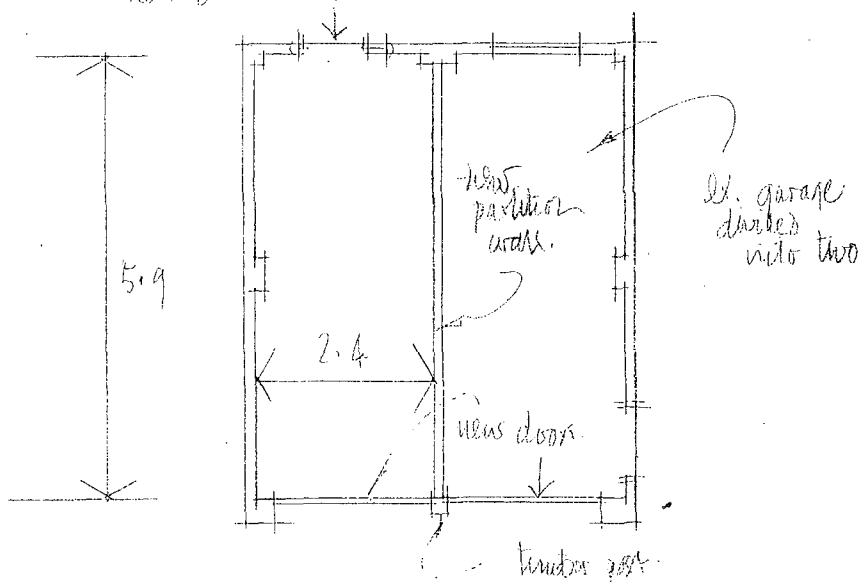
DRG. NO. 737/5 7·2·08 ·



FRONT ELEVATION



REAR ELEVATION

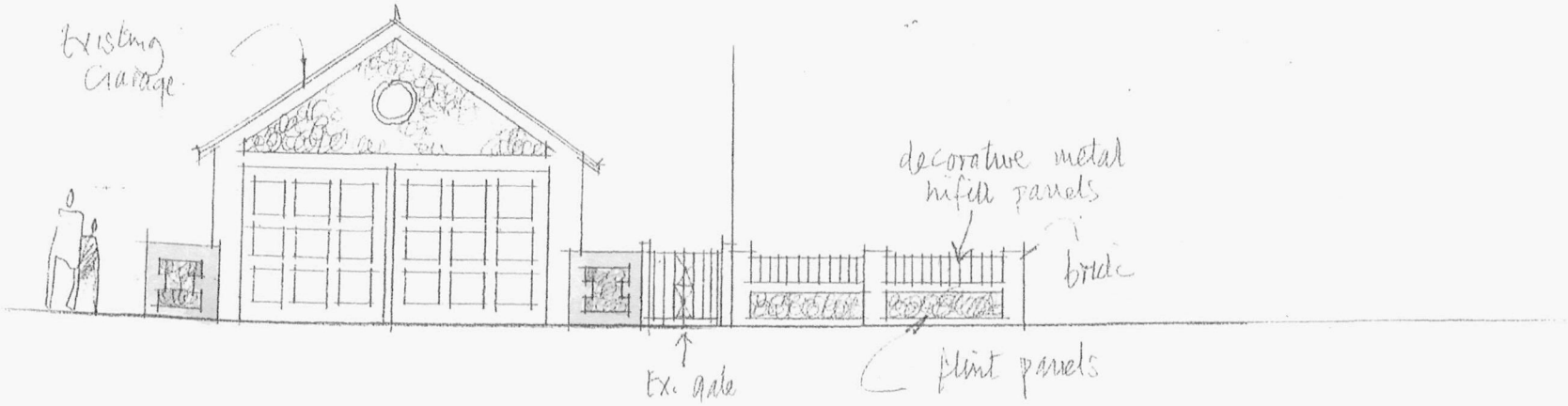


PLAN

25 COKEHAM LANE · SOMPTING ·
PROPOSED ALTERATIONS TO THE EXISTING GARAGE ·

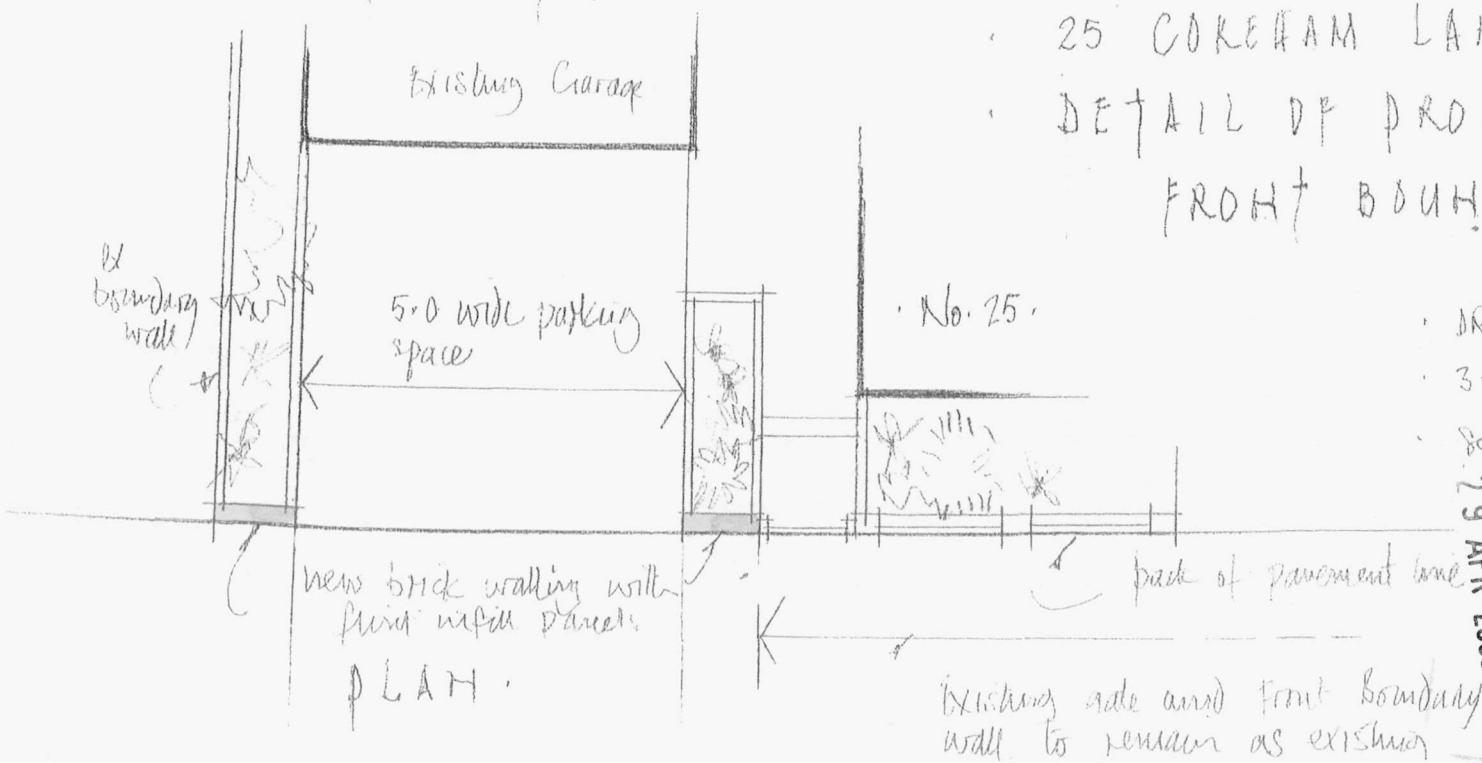
DRG. NO. 737/4
Scale 1:100
6.2.08.

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06/2216
DATE RECEIVED 9 APR 2008



· ELEVATION ·

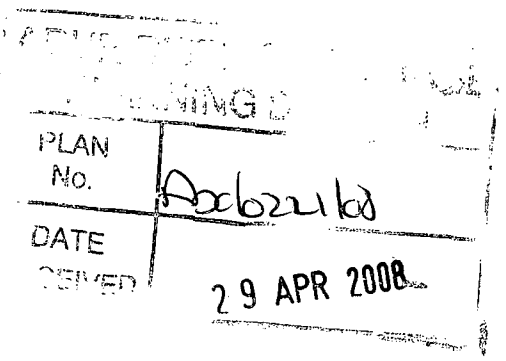
· 25 COREHAM LANE · SOMPTING ·
· DETAIL OF PROPOSED WORKS TO FRONT BOUNDARY WALL ·



PLAN ·

· DRG. NO. 737/6
· 3 · 4 · 08
· SCALE 1:100

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06 22108
DATE 29 APR 2008



Proposed development at
"Hollies", 25 Cokeham Lane,
Sompting. West Sussex.

Design and Access Statement.

1.Introduction: "Hollies", is an early-mid 19th Century cottage which fronts onto Cokeham Lane with a substantial garden at the rear. To the north of the cottage is a double garage of more modern construction. The cottage was Listed Grade 2 in 1984.

The rear garden is oversized by modern standards and the applicant/owners are finding it increasingly difficult to maintain and keep it in reasonable order. They consider the garden to be an under used resource the practical solution being to develop a portion to provide an additional building plot leaving an adequate garden space for the Listed building.

The applicants are aware that any such development needs to protect the character of the Listed cottage and not detract from the amenities of the surrounding residential properties.

The site is a brownfield site in a highly sustainable location with the following local amenities:

(a) Local shopping centres at Bowness Avenue (500m) and Cokeham Road (250m).

(b) It is close to a bus route with services to Lancing and Worthing town centre every 15 minutes.

(c) Bounstone First and Middle Schools are 1 Km away.

(d) The A27 main trunk road is 400m away.

(e) There is a mainline coastal route railway station in Lancing town centre.

(f) There is a local recreation ground in Lower Cokeham 400m away.

(g) The seafront is 1.75 Km away.

2.Amount: The proposed development comprises the construction of a small family dwelling on part of the existing garden space.

3. Layout: The rear garden has been divided to create a seperate building plot leaving adequate garden space for the Listed building.

The new dwelling is sited on the north portion of the building plot and all principal rooms have a southern aspect across the amenity garden space.

Apart from minor amendments to the existing vehicle crossover in Cokeham Lane, no further demand for on site space is required for the parking or manoeuvring of vehicles within the plot. The new dwelling will be served by pedestrian access along the North boundary of the site.

1.8 metre high walls will define the boundary between the two plots and seperate the pedestrian path access to the new dwelling from the garden of the existing house. The Listed building will have an enclosed walled garden.

To help with the protection of the amenities of the adjoining owners, provision is made for screen fencing and border planting to the perimeter of the whole site. In addition, a planning condition removing GDO rights to provide extra first floor accommodation without the need for planning approval could be attached to a planning approval.

The division of the existing garage into two will provide each house with a single garage. There will be additional forecourt parking for 3 cars.

4. Scale: The major constraints on the design of the new building have been to achieve a building which will not compete with the Listed Building in terms of appearance and scale or be detrimental to the visual amenities of the surrounding properties.

The proposed solution is a single storey building with a minimal span roof structure covered in slates at a low pitch. The intention is for the proposal to merge with the new boundary walls and give the impression of being an outbuilding of the existing house.

5. Landscaping: The two private amenity gardens created by by the development will be of manageable proportions. The Listed building garden will be about 190 square metres which should be adequate for growing fruit and vegetables together with space for private recreation and decorative planting. The garden for the new building will be about 156 square metres. By comparison, an allotment garden is normally 127 square metres (3 rods).

The provision of adequate space within the development for planting will allow for a high standard of landscaping to be achieved

Some remedial works will be required to the existing group of three fir trees located in the south-east corner of the site. Some reduction in height has been requested by the occupants of No's 23 and 25 Greentrees Crescent because at present the trees overshadow their back gardens.

6. Appearance: The proposed external materials for new dwelling are as follows:

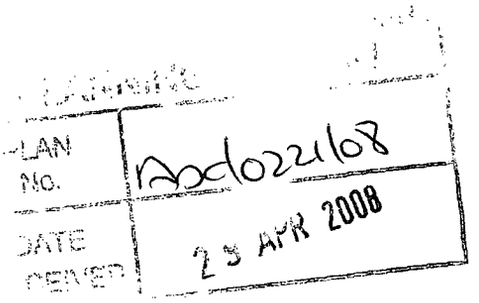
a. Walls including boundary walls- Face brick.

b. Roof- Low pitched slate.

c. Windows- White small pane casement style.

7. Access: The existing vehicle access to Cokeham Lane has been retained and amended to serve two garages and two car parking spaces on the enlarged forecourt. Pedestrian access is provided from this point to the new dwelling. Cycles can be safely stored in the garages.

M.G.WARNER. 3.4.2008.



25, Greenlees Crescent
Sompting

Dear Mr Davids,

With regards to the Bungalow you are proposed to be building at the bottom of your garden.

We back on to your back garden we would like you to cut the trees at the bottom of the garden, as they have left to grow and haven't been touched for years, they shut all the light out.

One of these trees is taller than the bungalow. We don't want the trees cut right down.

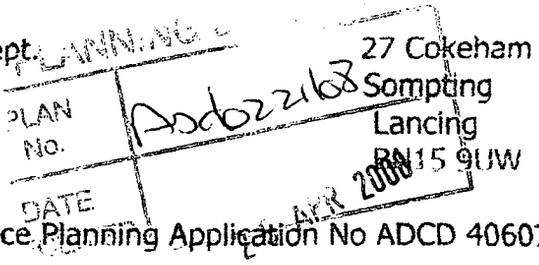
The wall that was there has been knocked down and all of it's pushed up my our fence pushing it down.

We would like the wall rebuilt of our fence repaired

Yours Faithfully

[redacted]

Adur District Council Planning Dept.



27 Cokeham Lane
Sompting
Lancing
BN15 9UW

Dear Sir Reference Planning Application No ADCD 40607

I understand that the above application has been withdrawn and two new plans with suggested amendments are to be shown to neighbours for their comments.

Having now seen these revised rough plans it would appear that a number of changes have been made which will not greatly alter the frontage character of No 25 Cokeham Lane which is a Grade 2 Listed Building, and which i understand to be only one of two left in Sompting. From the latest change of plans for acceptance by neighbours. this shows that the flint faced two car garage would be retained under the Listed Buildings clause. although this was a much later addition to the original building, it has been done very sympathetically. The Crossover in front now shows that five cars in total can be accomodated for parking, which I believe to be in accordance with parking requirements for the proposed new property.

The two gate pedestrian only entrance, situated between No 25 and the double garage must ensure there is no vehicular access to the bungalow which is to be situated across the top of the garden . This has been a bone of contention regarding air and noise pollution and must fulfil an agreement that this restriction on any vehicular movement must be observed.

Disposal of waste water/sewage etc to be made within the confines of No23 and not in anyway linked to No 25 which is already disposing waste etc under No 27. This has led to blockages in the past and would be overloading the system even more.

I have noticed on both rough plans that the boundary line joining the properties of No 25 and No 27 is still incorrect and I can obtain a copy of the original plan should this be necessary

One last point, should this application be accepted, is it possible a further application might be made in the future to raise the roof or turn this new property into a chalet bungalow with an ensuing loss of privacy for ourselves and neighbours bordering the new property.

If all parties can come to an agreement that all objections can be incorporated in our preference of rough plan 737/2 18th October 2007, we will state our acceptance of same.

D,F and S.M. Henstridge

23 Greentrees Crescent
Sompting, Lancing BN15 9SY

PLANNING
PLAN No. AWD022168
DATE 29th November 2007 9 APR 2008

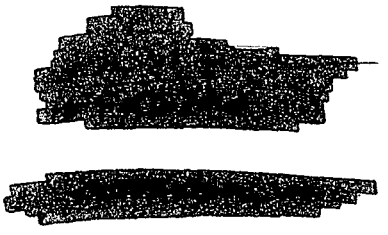
Dear Mr Pigott

I refer to our recent discussion regarding the revised proposals for development within the grounds of 25 Cokeham Lane, Sompting.

These are more acceptable to my wife and I than the originals and subject to the height of the stand of trees at the rear boundary wall being reduced to no more than 12feet high and assurance that for the forseeable future there will be no further alterations or additions to the proposed 2bedroom bungalow, we would have no objections to the development going ahead.

We look forward to confirmation of the situation in due course with interest

Yours sincerely



SOMPTING PARISH COUNCIL

Ax/022168
29 APR 2008

Minutes of the Meeting of Council held on Wednesday, 11th July 2007 commencing at 7.30p.m.at Sompting Community Centre, Loose Lane, Sompting.

Attendance: Councillors: K. Bashford, Mrs. J. Burns, Mrs. T. Clarke, T. Clarke, P. Holt, B. Mear, Ms. M. Shaw, Mrs. M. Sherriff, M. Thornton, Mrs. J. Turner and J. Wales. Also present were two members of the public from the Rectory Farm area.

244.07 Apologies: None

245.07 Declarations of interest: Cllr. Mear declared an interest in planning application ADC0401/07.

246.07 Minutes: The minutes of the meeting of 13th June 2007 were signed as a true record after the following corrections were made: (i) **235.07** – The Planning Committee had also requested that a noticeboard be provided (ii) **243.07** – one name was needed in regard to the Penfold Memorial Charity.

247.07 Urgent matters: Cllr. Clarke raised the issue of the road markings on the A259 by Brooklands Park. These had been put in place by West Sussex Highways Dept. and had been causing considerable traffic congestion, particularly at peak times. Cllr. Clarke had written to Richard Speller at W.S.C.C. about the matter and had received a reply in which W.S.C.C. justified the new markings on the basis of the proposed scheme to reduce the speed limit to 30 m.p.h.on the A259 between Lancing and Worthing. W.S.C.C. had further pointed out that the matter had been discussed at the County Local Committee. Cllr. Clarke asked for the Parish Council's support in making representations to the County Council on the matter which he believed also led to pollution from the static traffic and further pressure on the A27 and consequently on traffic passing through Sompting village.

248.07 Opportunity for public participation: Residents from Rectory Farm reported on two main problems. The first was with vandalism, damage to property, intimidation by 'youths' and assault. They felt that lighting was not repaired when necessary and this did not help the late-night problems. The problems had been reported to the police but as they often took place late at night the PCSOs were unable to assist and other police personnel were often not available. The second problem identified was that of cars racing up and down the road and also, as people were not using their garages, cars left blocking the road which could result in difficulties for emergency vehicles trying to access homes.

Councillors expressed sympathy with the residents' problems and said that they would pass on their concerns to the local PCSOs; they suggested that contact should be made with Adur District Council's Tenants and Leaseholders officers at the Housing Department and that the residents consider forming a Residents Association to put forward their views. It was agreed to put an invitation to join a Residents Association in the next edition of the Sompting Signpost and Cllr. Ms. Shaw offered to find out if any local youth projects were working with the young people in the area concerned.

249.07 Policing Matters: PCSO Sean Trebble had written to the Council as neither he nor his colleague were able to attend the meeting. He suggested that the Parish Council might be interested in taking responsibility for parking in the parish at some future date as parking attendants were no longer to be a part of the police operation. The chairman raised the issue of knife crime that had been in the news and councillors discussed whether or not this was a problem locally.

250.07 Finance: Council received the report of the Internal Auditor for the year ended March 31st. Councillors expressed concern at the complexity of the financial accounting required of the Parish and discussed whether or not an accountant should be employed. The Clerk reported difficulties she had recently experienced with the Bank's call centres and Council asked about on-line banking as an alternative.

251.07 Members' Code of Conduct: (i) New Code of Conduct – Council decided to defer this item until the September meeting to allow time for all councillors to study the relevant documentation. (ii) Council discussed where the copies of past Declarations of Interest were held and whether or not they could in future be entered into a book for this purpose; a model sheet for future declarations to be drawn up for the September meeting

252.07 Standing Orders and Financial Regulations: This item also deferred until the September meeting of the Council

253.07 Report of the Planning Committee:

The Planning Committee reported that they had **NO OBJECTION** to the following applications:

ADC/0341/07	63 Hillrise Avenue, conservatory to rear
ADC/0351/07	19 Berriedale Drive, single storey infill extension
ADC/0378/07	Boundstone Community College, Erection of canopy
ADC/0379/07	Land to rear of 22 Steepdown Road, 2 new dwellings
ADC/0382/07	9 Grafton Drive, conservatory
ADC/0384/07	49 Greentrees Crescent, conservatory
ADC/0388/07	4 Steepdown Road, single storey rear extension
ADC/0401/07	Land at 60 to 66 Busticle Lane, amendment of condition 6
ADC/0402/07	12 Cokeham Lane, rooms in roof

With regard to the following application,

ADC/0406/07 Land at rear of 25 Cokeham Lane, new dwelling

The Committee had **NO OBJECTION** but requested that the planned bungalow had flint to all walls to match the existing listed dwelling.

The Committee made the following comments about the remaining Sompting applications:

ADC/0363/07 21 Halewick Lane, demolition of bungalow and erection of 4 houses

OBJECTION. The Committee believed this would be an over-development and out-of-keeping with the area. The dwellings themselves would be too small for the space available. There would be inadequate parking facilities and the development would be too near a busy road for easy access.

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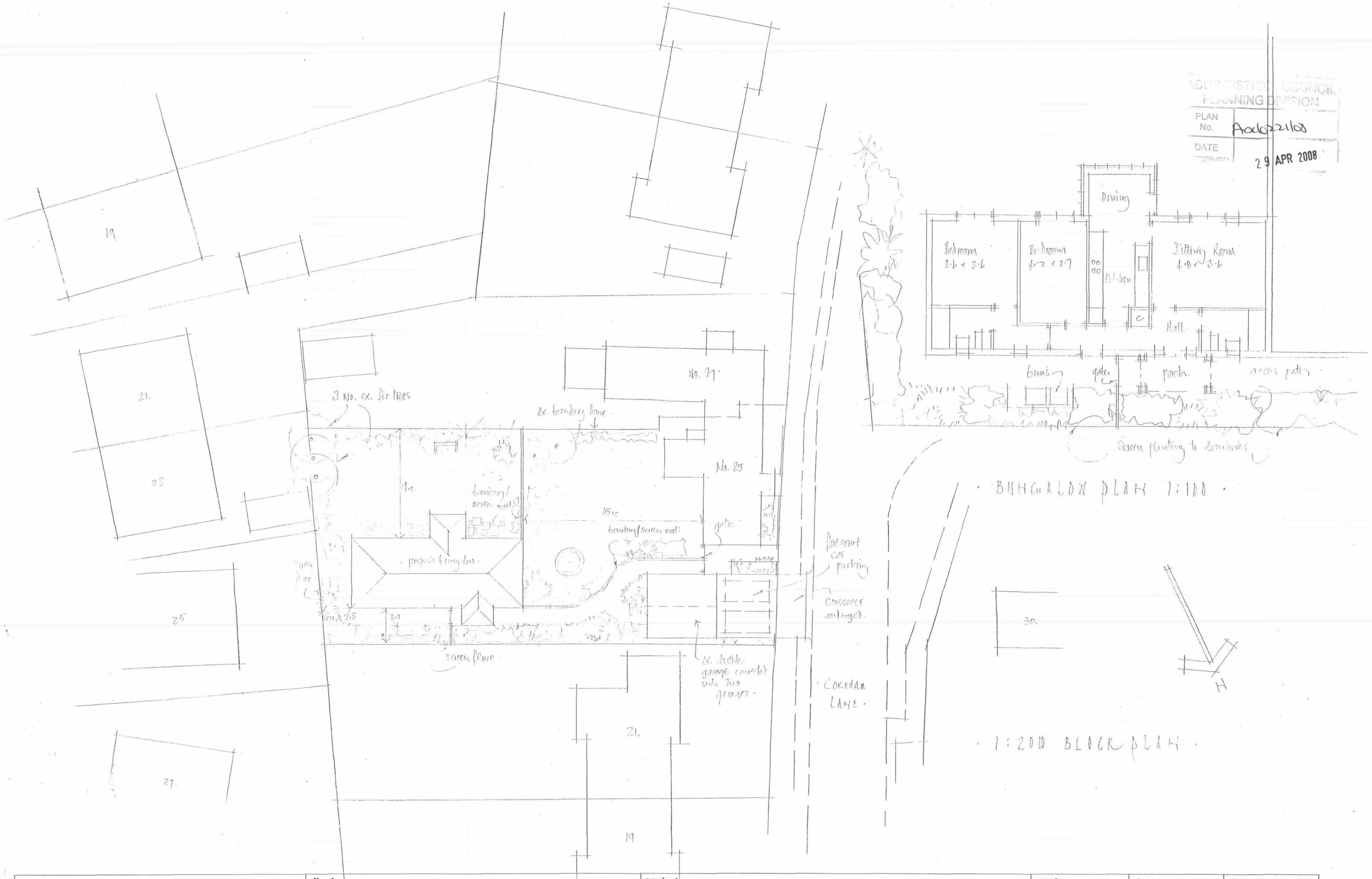


ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06/221/08
DATE RECEIVED 29 APR 2008

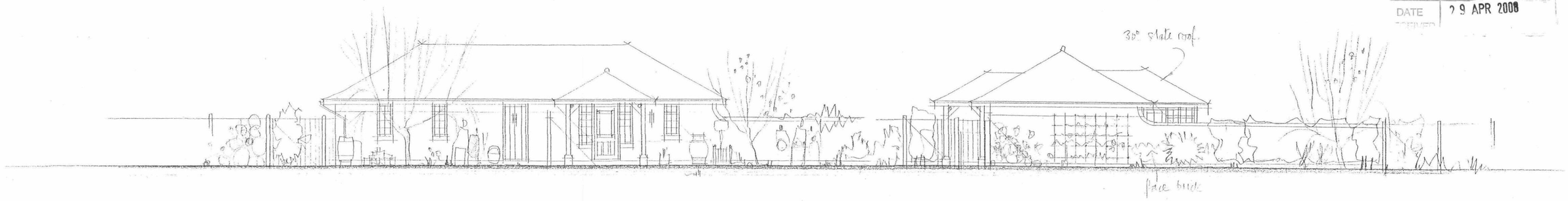
Michael G. Warner. R.I.B.A.	dient MR. A. Daniels	project 25 Cokeham Lane - Sompting	scale see plan.	date 26.9.07	drawing no. 737/1

The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

James P. Maginnis DS(UK) 030515

ADUR DISTRICT COUNCIL
PLANNING DIVISION

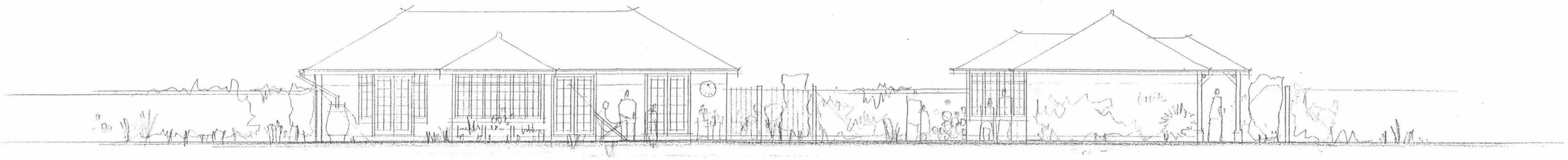
PLAN No.	Ad/0221/08
DATE RECEIVED	29 APR 2008



· NORTH ·

· WEST ·

· ELEVATIONS OF PROPOSED DWELLING ·



· SOUTH ·

· EAST ·

Michael G. Warner. D.I.B.A.	client · MR. A. Daniels ·	project 25 Cokeham Lane · Sompting.	scale 1:100	date 4.2.08	drawing no. 787/3

The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

James P. Maginnis DS(UK)030515