DRAFT & UNCONFIRMED

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 20th February 2013 at 7.00pm

Present: **Chair:** Cllr. Mary Hamblin

Councillors: Andy Barnes, Callum Buxton, Ann Bridges, Sid Hilsum, Fred Lewis, Steve Martin, Julie Petrie & Leslie Sampson.

In attendance; Colin Hunt, Clerk to the Council

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

171. Apologies.

There were no apologies required

172. Declaration of Substitute Members.

There were no substitutions

173. Declaration of Interest.

There were no declarations of interest.

174. Minutes of the previous meeting

The minutes of the previous meeting held on 6th February 2013 was attached to the agenda and were approved as a true and accurate record.

There were no matters arising.

175. Public Forum and Questions.

175.1 Ms. Lucy Pettett of 16 Old Shoreham Road spoke in support of her application to convert her house into two dwellings. The property currently housed 4 single persons, all sharing the facilities, and the intention was for her to create a separate space and home for herself.

Ms. Pettett was aware of the flooding issues that had been voiced and she wanted to assure the Committee that there would be no additional impact on the sewerage systems as there was no change to the footprint of the building or the number of persons who would be housed. The only external changes would be the addition of parking spaces.

Cllr Butcher, speaking from the public gallery, informed Committee that he had visited the house and seen the proposals which amounted to some internal modifications and additional walls. The proposals would therefore not be noticeable on the street scene.

The Chair thanked Ms Pettett and Cllr Butcher for their remarks. There were no other questions.

176. Determination of Planning Applications.

176A Application for Certificate of Lawfulness

Application number	Location	Proposal	Comments
There was none			

176B Non material amendments

Application number	Location	Proposal	Comments
There was none			

176C Planning Applications

Application number	Location	Proposal	Comments
AWDM/1368/12 Mash Barn Ward	16 Old Shoreham Road Lancing BN15 0QT	Conversion of existing dwellinghouse to form two dwellings together with new vehicular access onto Old Shoreham Road	Committee understood the feelings that this proposal might arouse in view of the recent flooding events but Committee could see no reason to object to this application.
AWDM/0129/13 Widewater Ward	5 - 7 South Street Lancing BN15 8AE	Change of use and conversion of first floor offices to form 2 no. 1-bedroom flats, plus ground floor rear extension and rooflights	Committee had no objections providing the internal room sizes conformed to ADC's minimum standards.
AWDM/0131/13 Manor Ward	18 Manor Road Lancing BN15 0EY	Section 211 Notice under the Town and County Planning Act 1990 to fell two Cupressus Columnaris trees in front garden, on boundary with No. 20 Manor Road,	Although these trees were conifer type trees some members of the Committee objected to any tree's being felled. It was also unclear whether these removals were for light or root issues but after consideration Committee voted 7 to 1 with 1 abstention in favour of the application.

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

Cllr Andy Barnes would represent the Parish Council at the Planning meeting at ADC when application AWDM/1368/12 – 16 Old Shoreham Road, Lancing is due to be considered.

178. Correspondence received.

178.1 WSCC Safer Routes to School: Manor Road, North Lancing

A Safer Routes to School Scheme was identified at the above location to encourage more children to walk and cycle to school and to address road safety and accessibility concerns raised by the local community.

The scheme was designed to support a proposed School Safety Zone planned for implementation as part of our 2013/14 works programme. The proposal included improvements to the Manor Road/Mill Road junction, which involved the realignment of the junction to give clearer direction of priority of traffic together with new tactile crossings points.

A plan was attached which gave more details and it is anticipated that the scheme would be delivered during the 2013/14 financial year, subject to receiving the necessary approval and funding.

After consideration Committee had a number of reservations with the proposals. The main issues were the narrowing of the junction on the northern side which reduced the manoeuvring area and was considered dangerous and contrary to school safety at peak flow times.

Committee felt that consideration should be given to re-aligning the southern kerb line, where the footpath was extremely wide, and reconfigure the junction layout. Committee also felt that parking in the immediate area should be addressed as the presence of parked vehicles close to the junction created 'pinch points' and reduced visibility which was also dangerous.

For the above reasons Committee could not support the proposals and urged the WSCC to reconsider this scheme.

178.2 Boundary Commission for England

A copy of a letter, sent to ADC, had been received which informed Council that the next Parliamentary constituency boundaries review had been postponed until 2018. The letter passed thanks to Parish Councils for their contribution to the consultation process.

There was no other correspondence

179. Clerks Report(s).

There were no reports

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

There was no other urgent business

The meeting closed at 7.29 pm

Colin Hunt
Clerk to the Council
21st February 2013

Signed Chairman

Date