

LANCING PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
held on Wednesday 11 April 2018 at 7:00pm**

Councillors Robin Monk (Chair), Clive Burghard, Lee Cowen, Liz Haywood and Jean Turner.

Ex-officio: Cllr Mick Clark.

Officer: Vally Fish, Assistant Clerk.

Public: Four.

88. Apologies

Apologies had been received, and with the reasons outlined, were accepted from Cllrs Douglas Bradley, Emma Purnell and David Lambourne.

89. Declaration of Substitute Members

Cllr Lambourne had given previous notification that Cllr Haywood would be his substitute.

90. Declarations of Interest

None.

91. Public Forum/Questions

None.

92. Minutes of the previous meetings held on 21 February and 21 March 2018

Resolved – That the Minutes of the previous two meetings be approved.

93. Planning Applications

93.1 Lancing Manor Filling Station, Old Shoreham Road ([AWDM/0376/18](#)) -

Application for approval of reserved matters following outline application AWDM/1128/14 for Appearance and Landscaping through the submission of detailed plans and elevations for 6 no. 3 bedroom dwellings and a detailed soft and hard landscaping scheme and drainage details.

Resolved – No objection.

93.2 4 The Mariners, Western Road ([AWDM/0403/18](#)) - First floor balcony with metal and glass balustrade to front (South West) elevation.

Resolved – No objection.

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93.3 Land To The North Of 20 To 40 Firle Road ([AWDM/1942/17](#)) Amended Plans

- Demolition of existing bungalow (No.20), construction of new access road, including alterations to part of the Firle Road footpath, and erection of 9no. detached two storey houses (2 x 2 bed, 5 x 3 bed and 2 x 4 bed), with 34 parking spaces and an ecology corridor surrounding the proposed development. *(Play area and pedestrian access to the South Downs removed)*.

Residents of Firle Road attending the meeting discussed their concerns regarding this proposal and stated that further clarity is still required regarding the ecological habitat and access and highway safety (including waste management). Residents advised that the dimensions stated on the tracking plan were not correct (e.g. 5m rather than 4.8m) and should be reviewed to ensure accuracy and to include parked vehicles to reflect the true effect.

It was acknowledged that the amended plans did not address the concerns of residents or members (minute 74.13/Jan/2018 refers) so it was therefore agreed to object to the application.

Resolved – (a) That the application be recommended for refusal on the following grounds:-

- i. the development will have a negative visual impact on the sites surroundings, especially the South Downs National Park;
 - ii. existing properties will be overlooked and will lose their privacy;
 - iii. the development is overbearing in nature with too many units included in the site;
 - iv. the proposed entrance to the site creates access and highway safety issues; and
 - v. there will be a loss of ecological habitat if the development goes ahead.
- (b) That a decision in respect of this application be made by Adur District Council's Planning Committee (rather than at Officer level).
- (c) To request that the dimensions stated on the tracking plan be reviewed to ensure accuracy.

93.4 71 Ingleside Crescent ([AWDM/0395/18](#)) - Householder application for permitted development for prior approval for single-storey extension to rear of property measuring 3.5m from rear wall of the original dwelling, maximum height 3.2m and height of eaves of the extension 2.7m.

Resolved – No objection.

93.5 15 Glebe Way ([AWDM/0393/18](#)) - Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 5m from rear wall of the original dwelling, maximum height 3.6m and maximum height of eaves 2.9m.

Resolved – No objection.

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93.6 118 Kings Road ([AWDM/0360/18](#)) - Replacement detached garage on north boundary (re-submission of AWDM/1053/17 to amend external walls to rendered finish).

Resolved – No objection.

93.7 72 Grinstead Lane ([AWDM/0363/18](#)) - Application for Non-Material Amendment to approved AWDM/1898/17 to clad first floor elevations and change roof tiles.

Resolved – No objection.

93.8 24 Seventh Avenue ([AWDM/0327/18](#)) - Increase footprint of existing side extension to south-east elevation.

Resolved – No objection.

93.9 18 Burrell Avenue ([AWDM/0378/18](#)) - Single-storey side extension to north elevation to be used as annexe.

Resolved – No objection.

93.10 23 Brighton Road ([AWDM/0415/18](#)) - Section 73 application to vary condition 1 (approved plans) of permission reference AWDM/1507/17 to retain the location of garden shed and boundary fence as built.

Resolved – No objection.

Meeting Closed: 7.55pm.

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