

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Advisory Committee
held on Wednesday 15 February 2017 at 7:45pm

Present

Councillors: Clive Burghard (Chair); Liz Haywood, Emma Purnell.

Officer: Helen Plant, Acting Clerk

In attendance: Cllr Mick Clark (Minutes 69 to 74.7)

69. Apologies

Apologies had been received, and with the reasons outlined, had been accepted from Cllrs Douglas Bradley, Lee Cowen, Gloria Eveleigh, David Lambourne, Robin Monk, Jean Turner.

70. Declaration of Substitute Members

None.

71. Declarations of Interest

None.

72. Minutes of the previous meeting held on 18 January 2017

The Minutes of this meeting were agreed at the Full Council meeting held on 1 February 2017. There were no matters arising.

73. Public Forum/Questions

None.

74. Planning Applications

Application number	Location	Proposal	Comments
<u>AWDM/1915/16</u>	Queens Parade North Road Lancing	Addition of second storey and part third storey over existing first-floor flats to provide nine new residential units comprising two studio flats, two 1-bedroom flats, four 2-bedroom flats and one 3-bedroom maisonette (with terraced balcony) and associated communal terraced area to rear (east) elevation with bin and bike storage.	See below
	Whilst the Committee welcomed the opportunity of the Queens Parade building being upgraded to improve the overall appearance of the village centre, the Committee RESOLVED to object to planning application AWDM/1915/16 on the following grounds:- <ol style="list-style-type: none">1. the application is an overdevelopment and contravenes Adur Local Plan AH2, AH7 and AH9, especially taking into account the fact the previous application (AWDM/0178/12) was for fewer units and was subsequently refused on similar grounds;2. grave concerns were expressed as to whether the current drainage system was sufficient for the number of proposed units;3. the application raises concerns in respect of highway safety and the fact that no parking spaces have been provided with the proposal; and4. concerns were expressed in respect of a lack of refuse storage facilities.		
<u>AWDM/0013/17</u>	Land South Of 102 Grand Avenue Lancing	Proposed 1 no. attached 3 bedroom house with one parking space at front.	See below

	The Committee had no objections subject to the recommendations and advice from Adur District Council's Engineer, Southern Water and West Sussex County Council's Strategic Planning Officer being adhered to.		
<u>AWDM/1746/16</u>	16 Upper Boundstone Lane Lancing BN15 9QX	Conservatory to rear (east) elevation.	No objection.
<u>AWDM/1870/16</u>	8 Fairview Road Lancing BN15 0PA	Application for consent under Adur Tree Preservation Order 2009 13.53/1/09(L) to fell one Plum (T9) and one Laburnum (T10) in back garden, close to western boundary.	See below
	The Committee RESOLVED to object to planning application <u>AWDM/1870/16</u> on the grounds that there was insufficient evidence provided for the reason for removal and inadequate details in respect of the proposed replacement trees.		
<u>AWDM/0038/17</u>	60 Fircroft Avenue Lancing BN15 0NR	First-floor rear extension to north elevation	No objection.
<u>AWDM/0048/17</u>	Linden House Lancing BN15 0QF	Demolition of existing conservatory and construction of two-storey and single-storey rear extension with balcony and Juliet balcony	No objection.
<u>AWDM/1515/16</u>	248 Brighton Road Lancing BN15 8LH	Proposed inset roof terrace and glass balustrade within rear roof slope; Juliet balcony to front dormer and full length glazing within front roof slope.	See below
	<p>The Committee RESOLVED to OBJECT to planning application AWDM/1515/16 on the grounds that the amendments had not been clearly outlined or how the amendments had addressed the objections and therefore retained its original reasons for objection:-</p> <ol style="list-style-type: none"> 1. that the application is an overbearing development; and 2. that the neighbouring properties would be overlooked and would suffer a loss of privacy by the application which contravenes Adur Local Plan Policy AH7. <p>Please note, if the application is approved, the Committee requests that Adur District Council applies a condition to highlight the fact that the property is adjacent to a Local Nature Reserve and, as such, any building works should avoid dumping waste materials/liquids into the lagoon that would result in the lagoon being polluted, in accordance with the provisions of The Environmental Protection Act 1990 Sections 34, 35 and 59, 'fly tipping' (illegally dumping).</p>		
<u>AWDM/0043/17</u>	55 Sompting Road Lancing BN15 9LB	Retention of log cabin with decked seating area in rear garden to be used for ancillary accommodation (retrospective).	No objection.
<u>AWDM/1770/16</u>	Miller & Carter 43 Manor Road Lancing	Proposed construction of a Bull Statue, garden umbrella, cold store, lighting to existing fence, glass balustrading to front access ramp and associated landscaping.	No objection.
<u>AWDM/0105/17</u>	17 Firle Road Lancing, BN15 0NY	Rear single storey extension and raised decking	No objection.
<u>AWDM/0111/17</u>	40 Fetherston Road Lancing, BN15 9RH	Change of use of garage to dog grooming business	No objection.
<u>AWDM/0113/17</u>	117 West Way Lancing BN15 8NA	Rooms in roof with two front dormers to north elevation (side gable and rear dormer to be built as 'permitted development')	No objection.

The meeting closed at 9.22pm.

Helen Plant
Acting Clerk to the Council
17 February 2017

Signed Chairman
Date