

## LANCING PARISH COUNCIL

### Minutes of the Meeting of the Planning Advisory Committee held on Wednesday 19 April 2017 at 7:45pm

**Present:-**

**Councillors:** Robin Monk (Chair); Douglas Bradley and Clive Burghard.

**Officer:** Helen Plant, Clerk

**In attendance:-** 1 member of the public (Minute 86.16 only).

**81. Apologies**

Apologies had been received, and with the reasons outlined, were accepted from Cllrs Lee Cowen, Gloria Eveleigh, Emma Purnell, Liz Haywood and Jean Turner.

**82. Declaration of Substitute Members**

None.

**83. Declarations of Interest**

None.

**84. Minutes of the previous meeting held on 15 March 2017**

The Minutes of this meeting were agreed at the Full Council meeting held on 5 April 2017. There were no matters arising.

**85. Public Forum/Questions**

None.

**86. Planning Applications**

*NOTE – At this point, it was agreed to bring forward item 86.16.*

**86.16 50 West Way ([AWDM/0215/17](#)) - AMENDED DESCRIPTION AND AMENDED PLAN RECEIVED:**

Rooms in roof with front dormer (side hip to gable roof extension, first-floor side window and rear dormer to be built as permitted development) (previously considered 15 March 2017 and the Committee resolved to recommend the application for refusal on the grounds that the front double dormer is overbearing in nature and out of character of the area.)

Mrs Jenkins, a member of the public present at the meeting and the applicant, was given the opportunity to outline the reasons for the proposal and the difference between the original and amended plans.

**Resolved** – No objection.

**86.1 1 Monks Avenue ([AWDM/0176/17](#)) - Attached three bedroomed dwelling incorporating existing single-storey side extension.**

**Resolved** – That the application be recommended for refusal on the grounds that the proposal is considered to be overdevelopment of the area and raises flood risk concerns. Furthermore,

the Committee expressed concerns in respect of 1 and 3 Monks Avenue, which are currently semi-detached properties, becoming terraced properties and any subsequent disadvantages that may result, such as the properties devaluing.

**86.2 54 Manor Road ([AWDM/0279/17](#))** - Single-storey rear extension to replace existing conservatory on north elevation.

**Resolved** – No objection.

**86.3 98 Sompting Road ([AWDM/0067/17](#))** - Demolition of existing detached garage and replacement with new outbuilding to be used as a consulting room for counselling in addition to use as an annexe containing ancillary accommodation for relatives or guests.

**Resolved** – No objection.

**86.4 6 Tower Road ([AWDM/0349/17](#))** - Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 4m from rear wall of the original dwelling, maximum height 3.4m and maximum height of eaves 2.95m.

**Resolved** – No objection.

**86.5 23 Brighton Road ([AWDM/0384/17](#))** - Part retrospective application for extension to the northernmost shed to replace a small shed on site; and to alter southern shed and fence line to enable part of this shed to be used as a domestic garden shed by the occupiers of house at 23 Brighton Road.

**Resolved** – No objection.

**86.6 25 Freshbrook Road ([AWDM/0319/17](#))** - First-floor side and rear extension to north and east elevations.

**Resolved** – No objection.

**86.7 17 Milford Court Brighton Road ([AWDM/0393/17](#))** - Replacement UPVC windows to whole flat north and south elevations

**Resolved** – The Committee raised no objection, subject to any covenants being adhered to.

**86.8 17 Lynchmere Avenue ([AWDM/0378/17](#))** - Application for a Lawful Development Certificate for proposed side dormer.

**Resolved** – No objection.

**86.9 60 Sompting Road ([AWDM/0282/17](#))** - First floor side extension over existing garage.

**Resolved** – No objection.

**86.10 Unit 1 Eschmann House Peter Road Lancing Business Park ([AWDM/0366/17](#))** - Various internally and externally illuminated fascia signs.

**Resolved** – No objection.

**86.11 Lamorna Cottage, The Street ([AWDM/0303/17](#))** - Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree in the North Lancing Conservation Area.

**Resolved** – No objection.

**86.12 8 Fairview Road ([AWDM/0410/17](#))** - Remodelling and extension of bungalow to form two-storey flat roofed dwelling, comprising replacement of pitched roof with first floor extension; balconies to first floor at the front; two-storey rear extension; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from new first floor level. Demolition of existing garage and construction of new two-storey building comprising garage with studio above; alterations to ground level of existing driveway.

**Resolved** – That the application be recommended for refusal on the grounds that the proposal is considered to be overbearing and out of character for the area.

**86.13 Old Farm Cottage, Coombes Road ([SDNP/17/01359/HOUS](#))** - Loft conversion to create additional bedroom and ensuite, including two small pitched dormers to the front of the property and one to the rear.

**Resolved** – No objection.

**86.14 3 Vincent Close ([AWDM/0433/17](#))** - Rooms in roof with two rear dormers to north elevation and two rooflights to south elevation. Extension to west elevation with dormer to each of north and south elevations.

**Resolved** – No objection.

**86.15 24 North Road ([AWDM/0455/17](#))** - Change of use from Use Class A2 (financial services formerly Lloyds Bank) to mixed Use Classes A1 (shop) and A3 (cafe) for Costa Coffee with 2no. air conditioning units to rear (east) elevation.

**Resolved** – No objection.

**86.17 19 Third Avenue ([AWDM/0508/17](#))** - Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 3.815m from rear wall of the original dwelling, maximum height 3.450m and maximum height of eaves 2.450m.

**Resolved** – No objection.

**86.18 7 Seaside Road ([AWDM/0505/17](#))** - Single-storey rear extension to east elevation.

**Resolved** – No objection.

**86.19 76 Wembley Avenue ([AWDM/0506/17](#))** - Single-storey rear extension to west elevation (to replace existing conservatory).

**Resolved** – No objection.

**86.20 117 - 119 Sompting Road ([AWDM/0454/17](#))** - Separation of existing single-storey rear extension to facilitate use as a separate dwelling unit (re-submission of AWDM/1106/16).

**Resolved** – No objection.

**86.21 21 Southbank Court, Brighton Road ([AWDM/0503/17](#))** - Replace existing aluminium windows and door with white uPVC on 2nd floor to all elevations (Flat 21).

**Resolved** – No objection, subject to any covenants being adhered to.

The meeting closed at 8.44pm.

Helen Plant  
Clerk to the Council  
20 April 2017

Signed Chairman  
Date