

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Wednesday 5th February 2020 at 7:00 pm in the Parish Hall

Chairman: Cllr Robin Monk.

Councillors: Clive Burghard and Danny Jackson.

Ex-officio: Cllr Mick Clark.

Officer: Vally Fish, Assistant Clerk.

Public: 20 (including Cllrs Bridges and Butcher).

83. Apologies

Apologies had been received, and with the reasons outlined, were accepted from Cllrs Douglas Bradley and Lionel Parsons.

84. Declarations of Substitute Members

None.

85. Declaration of Interests

None.

86. Public Forum/Questions

None.

87. Minutes of the previous meeting held on 15th January 2020

Resolved – That the Minutes of the previous meeting be approved.

88. Planning Applications

88.1 Land North Of 1 To 28 The Haven Brighton Road ([AWDM/0063/20](#)) - construction of 8no. flats (4 x 2 bed and 4 x 3 bed) within 2 storey building and 1no. 2 bed flat (9 in total) within link-detached single storey building, with 12no. parking spaces, 10no. cycle spaces, bin store, amenity space and landscaping

Many residents, including ward Cllrs Bridges and Butcher, spoke against this development for reasons outlined in the resolution. It was also acknowledged that this development was not included with the Adur Local Plan. Residents also stated that the relationship with the developers was poor and many felt that West Sussex County Council had not properly consulted residents when selling this land.

Resolved – That the application be refused on the following grounds:

- (a) the proposed layout and density of buildings results in over-development;
- (b) the design and appearance of the proposal is not in keeping with the area;
- (c) loss of public visual amenity;
- (d) visual impact;

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- (e) overlooking and loss of privacy to existing residential properties;
- (f) loss of trees;
- (g) access and highway safety issues from the additional traffic generation, including noise issues; and
- (h) this area has not been identified within the Adur Local Plan for housing provision; it is acknowledged that there was once a development at this site, but the current building known as 'The Haven' replaced that development. This land should therefore not be considered to be a brownfield site as stated in the applicant's Planning Statement, and it should be recognised that not all greenfield sites are conducive to such proposals.

88.2 Brighton And Hove Albion Training Ground 60 Mash Barn Lane ([AWDM/0032/20](#)) - Application for Variation of Condition 1 (approved plans) to AWDM/0236/19 for amendments to fenestration of the Training Centre, reduced plant louvre screen on the roof of the Training Centre, addition of a stair enclosure to the roof of the Training Centre; reduced height of link between Training Centre and indoor pitch, various minor amendments to fenestration of the Club Hub, and increased height of the plant louvres to roof of Club Hub. Amendment to approved fencing details on eastern boundary and provision of additional landscaping.

Resolved – No objection.

88.3 Manor Road Service Station 96 Manor Road ([AWDM/0121/20](#)) - Application for variation of condition no. 18 of previously approved AWDM/0663/19. Amendment: Signage to be illuminated between the hours of 06.00am and 12.00 midnight every day.

Two residents spoke against this, and previous applications relating to this development and it was therefore recommended for refusal due to light pollution and negative visual impact.

Resolved – (a) That the application be refused on the following grounds: light pollution and negative visual impact.

(b) That Cllr Monk 'calls in' this application to ensure it is escalated for consideration by Adur District Council's Planning Committee.

88.4 28 - 30 Queens Parade North Road ([AWDM/0036/20](#)) - Relocation of ATM to new position and 3 no. steel bollards installed, installation of 1no. condenser unit on concrete base in rear yard, new ramp access and walkway with new hand rail, new handrails to either side of goods-in ramp, 2no. bollards either side of goods ramp, new louvre in existing window opening, 1no. related UPVC window and new fire door exit to rear.

Resolved – No objection.

88.5 14 The Street ([AWDM/0056/20](#)) - Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Eucalyptus due to excessive shading, in the North Lancing Conservation Area.

Resolved – No objection.

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88.6 2 Swanbourne Close ([AWDM/0068/20](#)) - Application for consent under Adur Tree Preservation Order 13.53/1/06/L of 2006 to reduce height and radial growth by 2m to previous points and crown thin by 10% to 1no. Copper Beech tree T1.

Resolved – No objection.

88.7 16 Fourth Avenue ([AWDM/0093/20](#)) - Demolition of existing conservatory and construction of single storey rear extension

Resolved – No objection.

88.8 12 Roberts Road ([AWDM/0118/20](#)) - Single storey rear/side extension for use as an annex for dependent relative.

Resolved – No objection.

88.9 176A Brighton Road ([AWDM/0019/20](#)) - hip to gable roof extensions to West and East elevations with rear dormer; first floor rear extension with balcony over.

Resolved – No objection.

The meeting closed at 7:45 pm.

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