

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Wednesday 21 March 2018 at 7:50pm

Councillors present: Robin Monk (Chair); Douglas Bradley, Clive Burghard, Lee Cowen and Liz Haywood (Minutes 82 to 87.2).

Ex-officio: Cllr Mick Clark (Minutes 82 to 87.2).

Officer: Helen Plant, Clerk.

Public: Five.

82. Apologies

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

83. Declaration of Substitute Members

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

84. Declarations of Interest

None.

85. Public Forum/Questions

None.

86. Minutes of the previous meeting held on 24 January 2018

It was noted that the submitted minutes were from the incorrect meeting. Therefore, the minutes from 21 February 2018 would be approved at the next Planning Committee meeting.

87. Planning Applications

87.1 Land Along the Northern A27 Boundary Between Coombes Road and the River Adur ([SDNP/18/00434/FUL](#)) - Provision of a footpath/bridleway between Footpath 2049 and Coombes Road running parallel alongside the A27 northern boundary with associated hard/soft landscaping and retaining structures.

Pursuant to Committee Minute 81.9/Feb/18, some Cllrs had made site visits and Mr Bill Freeman, a member of the public present at the meeting, was given the opportunity to provide Members with substantial reasons as to why the proposal was not suitable in its current form.

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

- i. Major safety concerns for users, e.g. lack of lighting especially considering many users will be children from Lancing College, lack of any details regarding safety barriers from the adjacent A27;
- ii. the proposed width of the path is not adequate for all non-motorised users;
- iii. the gradient of the slope is too steep;

- iv. where the path joins the existing public right of way 2049 is a flood risk point;
- v. the existing path 2049 is only a footpath thereby preventing other non-motorised vehicles travelling any further;
- vi. the proposed path forces users to be exposed to serious air pollution for a longer period of time than the current route; and
- vii. an overall lack of information regarding the route adjoining path 2049 as a whole.

The Committee considered that a more suitable option is for a bridge/overpass to be constructed over the A27 sufficient for all non-motorised users.

87.2 4-6 Old Shoreham Road ([AWDM/0337/18](#)) - Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping

Pursuant to Committee Minute 81.9/Feb/18, site visits had been made by Cllrs and Mr Bill Freeman, a member of the public present at the meeting, provided a brief history of the site and associated flood problems. Members were interested to note that a map from 1931 showed that there was a pond adjacent to the site which has subsequently been filled in but would explain the area being prone to flooding.

Resolved – Whilst the Committee welcomed an improvement proposal for the site, it resolved to recommend the application be refused on the following grounds:-

- i. overdevelopment of the site; the Committee considered that any improvement to the site should be like-for-like;
- ii. highway safety issues in respect of the access onto the A27, the proposed traffic scheme is flawed;
- iii. concerns as to whether refuse/emergency service vehicles could access either three of the properties;
- iv. the proposed drainage does not provide enough mitigation in respect of the site's flood risk; the area already suffers from flooding and this proposal would exacerbate the situation. The proposed 2 x 4-bedroomed dwellings and associated driveway creates a loss of drainage facility.

87.3 Ariel Court Brighton Road ([AWDM/0208/18](#)) - Replacement UPVC front windows above main entrance door on South elevation 1st and 2nd floors.

It was noted that the consultation deadline had been missed and the application had been approved by the Planning Authority.

87.4 20 Manor Road ([AWDM/0234/18](#)) - Application for consent under Adur Tree Preservation Order 162/3/73 (L) to reduce height and spread by up to 2 - 3 metres one Chestnut tree T2.

Resolved – No objection.

87.5 20 Manor Road ([AWDM/1901/17](#)) - Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace Purple Leaf Plum tree in front of property in North Lancing Conservation Area.

Resolved – No objection.

87.6 18 Orchard Way ([AWDM/0184/18](#)) - Removal of existing adjacent electricity substation and change of use of land to domestic curtilage and erection of single garage with extension to existing concrete vehicular access across grass verge on frontage.

Resolved – No objection.

87.7 55 Barfield Park ([AWDM/0198/18](#)) - Lawful Development Certificate for proposed rooms in roof with extensions to existing side hips to form half hipped side gables and rear dormer to north-west elevation, side window to West elevation.

It was noted that the consultation deadline had been missed and the application had been approved by the Planning Authority.

87.8 10 Chester Avenue ([AWDM/0265/18](#)) - Householder application for permitted development for prior approval for single-storey extension to rear of property measuring 3.6ms from rear wall of the original house, maximum height 4ms and height of eaves of the extension 2ms.

Resolved – No objection.

87.9 44 Old Shoreham Road ([AWDM/0181/18](#)) - Single-storey rear extension with white rendered external finish to south elevation.

Resolved – No objection.

87.10 17 The Tynings ([AWDM/0318/18](#)) - Ground floor extensions to front and rear of property (existing rear conservatory removed).

Resolved – Whilst the Committee considered the rear extension acceptable, it resolved to object to the application on the grounds that the front extension is not in keeping with the surrounding properties and would set a precedent.

87.11 Land Between Chartwell Road and Elm Grove ([AWDM/0302/18](#)) - Application for consent under Adur Tree Preservation Order 162/2/89(L) to crown lift to approximately 5 metres above road, remove any dead wood and remove any dead trees to Horse Chestnut T1, T2, T3, T12, T13, Ash T4, T6, T10, T16, T17, T19, T21, Maple T5, T7, T8, T9, T11, T18, T20, T22 and Lime T14 and T15.

Resolved – No objection.

The meeting closed at 9.02pm.