

LANCING PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Wednesday 24 January 2018 at 8:00pm

Councillors present: Robin Monk (Chair); Clive Burghard and Lee Cowen.

Ex-officio: Cllr Mick Clark.

Officer: Helen Plant, Clerk.

Public: Twenty-three.

69. Apologies

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

70. Declaration of Substitute Members

None.

71. Declarations of Interest

None.

72. Public Forum/Questions

None.

73. Minutes of the previous meeting held on 13 December 2017

Resolved – That the Minutes of the meeting held on 13 December 2017 be approved.

74. Planning Applications

At this point, it was agreed to bring forward item 74.13.

74.13 Land To The North Of 20 To 40 Firlle Road ([AWDM/1942/17](#)) - Demolition of existing bungalow (No.20), construction of new access road and 9no. detached two storey houses (2 x 2 bed, 5 x 3 bed and 2 x 4 bed), with 34 parking spaces, play area and an ecology corridor surrounding the proposed development with pedestrian access to the South Downs.

The applicant's agent, Mr James Brackell, of James Breckell Architects, was present at the meeting and was given the opportunity of providing Councillors and those members of the public in attendance a presentation in respect of the proposed plans. He stressed that he had been working with Adur District Council Planning Officers (as the local planning authority) closely to produce a preferred scheme. It was noted that the site had previously been designated outside of the building boundary line but was now included following the recently adopted Adur Local Plan.

The development would be wrapped by an ecological corridor scheme, with an aggregate gain of trees to the existing foliage, intended to act as a buffer. He acknowledged that there was a

steep incline into the site, but this would be constructed to a 1:10 gradient, an acceptable level to West Sussex County Council's highway standards. A new right of way to access the South Downs had been incorporated through the site, as well as a play area space.

The development would consist of chalk, flint and clay to reflect local features, including grass roofs to aid the development to blend into the surroundings and encourage natural life. Parking spaces had been overcompensated to address associated concerns. All houses complied with living space standards, but it was recognised that they were of a modest size in an attempt to suppress the cost of new housing.

Mr Brackell then answered questions from the public and Councillors, including concerns in respect of the ecological corridor planting and future management, chalk/mud slides from the disturbance of the site, increase in traffic noise levels, the submitted flood report being flawed and soakaways not being adequate thereby affecting properties to the south of the site. Mr Brackell indicated that a public consultation of the proposals might be arranged to address any outstanding concerns.

Councillors respected the public's concerns and issues in respect of the development and agreed to object to the application.

Resolved – (a) That Adur District Council be requested to extend the consultation deadline to allow the applicants agent to hold a public consultation on the proposals.

(b) 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.

(c) That a decision in respect of this application be made by Adur District Council's Planning Committee (rather than at Officer level).

74.1 Leisure Centre, Lancing Manor ([AWDM/1861/17](#)) - Replacement curtain wall glazing from white aluminium to black aluminium and new entrance doors to east and west elevations.

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

74.2 71 Orchard Avenue ([AWDM/1897/17](#)) - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 3.45m and height of eaves of the extension 3m (existing conservatory removed).

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

74.3 9 The Moorings ([AWDM/1909/17](#)) - Application for Certificate of Lawfulness for proposed single storey rear extension.

Resolved – No objection.

- 74.4 27 Derek Road ([AWDM/1885/17](#))** - Proposed extension to existing dormer with addition of Juliet balcony.

Resolved – No objection.

- 74.5 28B Brighton Road (The Perch) ([AWDM/1822/17](#))** - Alterations to existing kitchen store to provide new takeaway servery with new external insulated roller door to north elevation.

Resolved – Objection on the grounds of highway safety issues; The proposed servery opens onto a highly used Public Right of Way (2054) and is part of the Nation Cycle Network (Route 2), so is used by both pedestrians and cyclists, creating a bottleneck with associated risks.

- 74.6 14 Greenoaks ([AWDM/1902/17](#))** - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.5m.

Resolved – No objection.

- 74.7 72 Grinstead Lane ([AWDM/1898/17](#))** - Addition of first floor with raised roof ridge, alterations and revised fenestration to create 4 no. bed two storey dwelling; removal of existing rear extension and side garage/store.

Resolved – No objection.

- 74.8 58 Cecil Road ([AWDM/1939/17](#))** - Single-storey rear extension with timber cladding to south elevation. Rooms in roof with roof extension to front and rear, dormer to east side elevation and rooflights to west side elevation.

Resolved – No objection.

- 74.9 158 Brighton Road ([AWDM/1841/17](#))** - Demolition of existing detached dwelling and construction of two 4 bedroom semi-detached dwellings over three and a half storeys.

Resolved – Objection on the grounds that the development is overbearing in nature by being higher than surrounding properties.

- 74.10 156 Brighton Road ([AWDM/1921/17](#))** - Redevelopment of the site to provide 2 no. semi-detached 4 bedroom, 3-storey properties including associated landscaping and garaging.

Resolved – No objection.

- 74.11 55 Barfield Park ([AWDM/1920/17](#))** - Single-storey side and rear extensions (existing detached garage to be demolished). (Amendment to previously approved AWDM/1258/17).

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

74.12 10 Manor Close ([AWDM/1886/17](#)) - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.4m.

Resolved – No objection.

74.14 45 First Avenue ([AWDM/0020/18](#)) - Proposed vehicular access.

Resolved – No objection.

74.15 37 Freshfields Close ([AWDM/1528/17](#)) - Lawful Development Certificate for proposed single-storey rear extension to south elevation.

Resolved – No objection.

75. Upper Boundstone Lane Proposed Parking Restrictions and Traffic Regulation Order
Sir Robert Woodard Academy are working with an independent Highway Consultant to investigate the provision of parking restrictions along Upper Boundstone Lane to help manage on street parking in front of the College. The proposed restrictions are being developed privately prior to submission to West Sussex County Council.

Resolved – No objection.

The meeting closed at 9.30pm.