

LANCING PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
held on Wednesday 28 June 2017 at 7:00pm**

Present

Chair: Robin Monk

Councillors: Clive Burghard, Mick Clark (from item 20.8) & Lee Cowen

Officer: Vally Fish, Assistant Clerk

15. Apologies

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

16. Declaration of Substitute Members

None.

17. Declarations of Interest

None.

18. Public Forum/Questions

None.

19. Minutes of the previous meeting held on 17 May 2017

In respect of Minute 14.10/June/17, Cllr Cowen did not agree with the wording and proposed an additional phrase which was agreed.

Resolved – That, subject to the addition of the following phrase at the start of the paragraph to Minute 14.10/June/17:-

‘Whilst the Committee did not object to the application proposals’

the Minutes of the meeting held on 17 May 2017 were approved.

20. Planning Applications

- 20.1 Lancing Dental Care, 104 Sompting Road ([AWDM/0754/17](#))** – Single-storey side extension to allow for self-containment of first floor flat (removal of requirement to be occupied by employee of the dental surgery).

Resolved – No objection.

- 20.2 3 Katherines Lodge Penhill Road ([AWDM/0783/17](#))** - Retention of 6m high single antenna amateur radio mast on boundary to west of building (retrospective)

Resolved – No objection.

- 20.3 21 Grand Avenue ([AWDM/0569/17](#))** - Application for Certificate of Lawfulness for proposed business use a beauty therapy treatment room.

Resolved – No objection.

20.4 6 Fifth Avenue ([AWDM/0855/17](#)) - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.7m from rear wall of the original dwelling, maximum height 3.2m and height of eaves of the extension 3m.

Resolved – No objection.

20.5 28 Seventh Avenue ([AWDM/0802/17](#)) - Rooms in roof with side hip to gable roof extension to east elevation, rear dormer to north elevations and roof lights to front and rear.

Resolved – No objection.

20.6 WSCC Highway Verge on Manor Road ([AWDM/0772/17](#)) - Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 3 to 6 metres and reduce radial spread to clear adjacent building, one Lime tree T1000 in the North Lancing Conservation Area.

Resolved – No objection.

20.7 14 Browning Road ([AWDM/0852/17](#)) - Single-storey rear extension.

Resolved – No objection.

20.8 30 Brighton Road ([AWDM/0480/17](#)) - Continued use of site as hand car wash and construction of 2no. canopies.

Resolved – (a) The Committee did not object to the continued use of the site as a hand car wash, subject to the satisfaction of Adur District Council's Engineer's questions being answered satisfactorily. However, the application should be recommended for refusal on the grounds that the construction of 2 canopies is overbearing, the design is not in keeping with the area and sets a precedent for further permanent development.

(b) That this Council sets up a wayleave agreement with the Car Wash Operator in respect of the gate that accesses Beach Green.

20.9 139 Kings Road ([AWDM/0798/17](#)) - Single-storey extension.

Resolved – No objection.

20.10 3 Alma Street ([AWDM/0824/17](#)) - Increase height of roof ridge and replacement front and rear dormers. Single-storey rear extension to south elevation. Front entrance porch.

Resolved – No objection.

20.11 1 Monks Avenue ([AWDM/0176/17](#) (Revised Proposal)) - Attached three-bedroom dwelling incorporating existing single-storey side extension.

Resolved – The committee reaffirmed its previous decision 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.

Additional highway safety concerns were also raised in regard to the location of the proposed driveway being on the corner of a busy road.

20.12 33 Griffiths Avenue ([AWDM/0893/17](#)) - Single-storey side extension.

Resolved – Members' views are requested.

20.13 38 Elms Drive ([AWDM/0881/17](#)) - Single-storey rear extension.

Resolved – No objection.

20.14 15 Firlie Road ([AWDM/0904/17](#)) - Variation of condition 3 of approved AWDM/1872/16, external finish of lower ground floor extension to be white render.

Resolved – No objection.

20.15 25 Freshbrook Road ([AWDM/0801/17](#)) - First-floor side and rear extension to north and east elevations (re-submission of AWDM/0319/17 which was refused).

Resolved – No objection.

20.16 87B Brighton Road ([AWDM/0916/17](#)) - Application for minor material amendment to approved application AWDM/1749/14 (for demolition of flats (Nos. 87A and B) and construction of two-storey extension) including construction of dormer windows to front roof slope, lift shaft extension at rear and new design for stair enclosure to side.

Resolved – No objection.

20.17 14 Ring Road ([AWDM/0915/17](#)) - Non material amendment to approved AWDM/1272/15 for relocation of garage serving No.27 Norbury Drive (Relocation of garage to be moved 7m backwards to enable future extensions at 27 Norbury Drive).

Resolved – No objection.

20.18 122 West Way ([AWDM/0902/17](#)) - Demolition of existing conservatory and construction of single storey rear extension.

Resolved – No objection.

20.19 The Boat House Shopsdam Road ([AWDM/0937/17](#)) - Ground floor rear extension over existing lower ground floor with balcony above at first floor level and glass privacy screens.

Resolved – No objection.

The meeting closed at 8:55pm.

Vally Fish
Assistant Clerk to the Council
29 June 2017

Signed Chairman

Date

DRAFT