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MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 2nd July 2019**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs S Catlin; R. Handy; J Lamb, I Makepeace; Dr. W. Maples; M Milner; S Sains

In attendance: S. Brigden (*Town Clerk*) and Mrs E Tingley (*Committee Admin*)

PC2019/019 **APOLOGIES FOR ABSENCE:** Apologies had been received from Cllr Baah who was attending a school meeting and Cllr Herbert who had a family commitment.

PC2019/020 **MEMBERS' DECLARATIONS OF INTEREST:** There were none.

PC2019/021 **QUESTION TIME:** There were no questions (no public present)

PC2019/022 **CHAIRMAN'S ANNOUNCEMENTS:** TC reported on a letter received from a resident of Castle Ditch Lane which was understood to have been widely distributed, including to some committee members. The letter had raised a number of issues, but investigation confirmed that Lewes District Council was about to close a related enforcement case, having determined there had been no breach of regulations and that this was a private matter between neighbours.

PC2019/023 **MINUTES:** The Minutes of the meeting held on 11th June 2019 were received and signed as an accurate record.

PC2019/024 **PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 10th June, 17th June and 24th June 2019. Their comments are appended.

PC2019/025 **MISCELLANEOUS PLANNING ISSUES:** Members were informed that:

- A Definitive Map Modification Order had been made by East Sussex County Council (ESCC) regarding Public Footpath Lewes 54, to run between Waldshut Road and Hayward Road. A 42 day objection/representation period was in place until 5th August 2019, after which the Order would either be made or referred to the Secretary of State for determination.
- ESCC were informally consulting on a proposed Diversion of Public Bridleway Hamsey 17 (part) St Anne Without and Lewes 29b (part) at Lewes Old Racecourse. This was sought in the interest of the landowner, who had agreed to defray the Council's costs in making an Order. It was stated that this would formalize the fact that the recorded route has not been used for many years, but the requested route was that currently followed 'on the ground'. Comments were invited by 21st August.

The meeting ended at 8.01 pm

Signed:

Date:

Application for approval of discharge of condition 3) details of roof lights following planning permission granted 24 May 2019 (SDNP/19/01551/HOUS) 31 De Montfort Road Lewes BN7 1SP

Ref. No: SDNP/19/02774/DCOND | Received: Mon 10 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application in Progress

Comments:

No comment

Application for variation of Condition 4 of conditionally approved application SDNP/19/01728/HOUS
3 Gundreda Road Lewes East Sussex BN7 1PT

Ref. No: SDNP/19/02781/CND | Received: Mon 03 Jun 2019 | Validated: Mon 03 Jun 2019 | Status: Application in Progress

Comments:

No comment

Pre-application advice for a mixed use redevelopment comprised of the construction of a ground floor commercial unit (108m²), 15 residential units (C3) on upper floors and associated parking and landscaping
Storage Area Daveys Lane Lewes East Sussex

Ref. No: SDNP/19/02642/PRE | Received: Thu 30 May 2019 | Validated: Thu 06 Jun 2019 | Status: Application in Progress

Comments:

Members commented that the area allocated appeared to be for two-person occupation as shown in graphic layouts attached to the application document, which would be underspecified in terms of regulation minimum area requirements. There also appeared to be a lack of consideration for shared facilities/utility areas. Members also raised concerns over the provision for parking for 13 vehicles which may cause problems in the narrow and restricted street-space but contrasted that with an acknowledgement of the needs of commercial units. There were also concerns about the economic viability of the proposals, the element of affordable housing and recognition of biodiversity and the provisions allowing for the fact that the area was a flood plain. Whilst reference was, commendably, made to the Neighbourhood Plan it was felt that this was not considered in sufficient depth. Development in the area was generally haphazard, and there also appeared to be a lost opportunity in the lack of consideration for shared facilities/utility areas.

Garage outbuilding and dropped kerb 42 Hereward Way Lewes East Sussex BN7 2HL

Ref. No: SDNP/19/02673/PRE | Received: Thu 30 May 2019 | Validated: Thu 30 May 2019 | Status: Application in Progress

Comments:

Members felt that detail was obscure as to the proposed access and any effect on verges and would welcome permeable surfacing for the drive. There were concerns at the likely amount of concrete required, and it was suggested that the applicant should be encouraged to plant native trees, shrubs and wildflowers in mitigation, and to consider a sedum roof for the building.

Addition of a Brise Soleil above patio doors to rear south elevation - Non-Material Amendment of SDNP/17/05402/HOUS. 19 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/19/02682/NMA | Received: Wed 22 May 2019 | Validated: Fri 07 Jun 2019 | Status: Application in Progress

Comments:

No comment

Replacement of existing timber frame windows with UPVC casement windows 73 Western Road Lewes BN7 1RS

Ref. No: SDNP/19/02293/HOUS | Received: Tue 14 May 2019 | Validated: Thu 06 Jun 2019 | Status: Application in Progress

Comments:

Members regret the proposed use of plastic in the Conservation Area.

Proposed single storey extension to front elevation and new window at ground floor to side elevation 22 The Gallops Lewes East Sussex BN7 1LR

Ref. No: SDNP/19/01744/HOUS | Received: Fri 05 Apr 2019 | Validated: Wed 05 Jun 2019 | Status: Application in Progress

Comments:

Members noted concerns registered that the location of this site was within the Historic England defined Ancient Battlefield site.

Members also felt that the applicants should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panels. Members also suggested that the applicant should be encouraged to plant native trees, shrubs and wildflowers in mitigation.

Installation of traditional entrance gates Malling Deanery, West Wing Church Lane South Malling Lewes BN7 2JA

Ref. No: SDNP/19/02798/HOUS | Received: Tue 11 Jun 2019 | Validated: Tue 11 Jun 2019 | Status: Application in Progress

Comments:

No comment

Installation of traditional entrance gates Malling Deanery, West Wing Church Lane South Malling Lewes BN7 2JA

Ref. No: SDNP/19/02799/LIS | Received: Tue 11 Jun 2019 | Validated: Tue 11 Jun 2019 | Status: Application in Progress

Comments:

No comment

Erection of rear dormer to rear roof, demolition of existing timber shed and construction of a new single storey rear extension, replacement windows and doors, external and internal alterations 7 Pelham Terrace Lewes BN7 2DR

Ref. No: SDNP/19/02775/HOUS | Received: Mon 10 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application in Progress

Comments:

Members felt that it was unclear as to how much concrete might be used in this application, and felt that the applicants should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panels. Members also suggested that the applicant should be encouraged to plant native trees, shrubs and wildflowers in mitigation

Proposed erection of 3no interpretation panels Trinity St John Sub Castro Parish Church Lancaster Street Lewes East Sussex

Ref. No: SDNP/19/02752/FUL | Received: Fri 07 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application in Progress

Comments:

No comment

Non-material amendment of conditionally approved application SDNP/17/05402/HOUS for the addition of a Brise Soleil to the rear elevation 19 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/19/02772/NMA | Received: Fri 07 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application Received

Comments:

No comment

Proposed single storey side and rear extension and gable roof extension, 2no roof lights to the front and dormer to the rear 9 Fitzjohns Road Lewes BN7 1PP

Ref. No: SDNP/19/02691/HOUS | Received: Wed 05 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application in Progress

Comments:

No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation *etc.*) Members also felt that the applicants should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panel, and suggested that the applicant should consider planting native trees, shrubs and wildflowers in mitigation

Application for approval of details reserved by conditions 3 & 4 of conditionally approved application SDNP/17/05402/HOUS 19 Lansdown Place Lewes BN7 2JU

Ref. No: SDNP/19/02634/CND | Received: Mon 03 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application in Progress

Comments:

No comment

Proposed erection of two storey rear extension 65 Southover High Street Lewes BN7 1JA

Ref. No: SDNP/19/03017/LIS | Received: Fri 21 Jun 2019 | Validated: Fri 21 Jun 2019 | Status: Application in Progress

Comments:

Members raised concern regarding potential overlooking/overshadowing to number 66 Southover High Street. It was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation *etc.*)

Proposed erection of two storey rear extension 65 Southover High Street Lewes BN7 1JA

Ref. No: SDNP/19/03016/HOUS | Received: Fri 21 Jun 2019 | Validated: Fri 21 Jun 2019 | Status: Application in Progress

Comment:

Members raised concern regarding overlooking/overshadowing to number 66 Southover Highstreet. It was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation *etc.*)

New dormers to front and rear roofslopes, roof extension at rear, various external changes at rear of property 8 Grange Road Lewes BN7 1TR

Ref. No: SDNP/19/02989/HOUS | Received: Thu 20 Jun 2019 | Validated: Thu 20 Jun 2019 | Status: Application in Progress

Comments:

Members considered that the proposed wall height of 1.8 metres was too dominant. It was also felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation *etc.*)

Proposed removal of chimney stack and chimney breast 191 High Street Lewes East Sussex BN7 2NA

Ref. No: SDNP/19/02860/LIS | Received: Thu 13 Jun 2019 | Validated: Thu 13 Jun 2019 | Status: Application in Progress

Comments:

Members raised concern regarding the removal of important, prominent, architectural features and suggested that the Conservation Officer pays particular attention to this. It was also considered that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation *etc.*)

Construction of a Chlorine Dosing and Gas Store Kiosk Southover Pumping Station Kingston Road Lewes East Sussex

Ref. No: SDNP/19/02803/FUL | Received: Tue 11 Jun 2019 | Validated: Wed 12 Jun 2019 | Status: Application in Progress

Comments:

No comment

Proposed removal of chimney stack and chimney breast 191 High Street Lewes BN7 2NA

Ref. No: SDNP/19/02813/FUL | Received: Tue 11 Jun 2019 | Validated: Thu 13 Jun 2019 | Status: Application in Progress

Comments:

Members raised concern regarding the removal of important, prominent, architectural features and suggested that the Conservation Officer pays particular attention to this.

This features as part of the historic roofscape in the central area

It was also considered that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation *etc.*)