



MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 13th August 2019**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs J Baah; S Catlin (*Chairman*); J Lamb, Dr W Maples; Milner and S Sains

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

PC2019/033 **APOLOGIES FOR ABSENCE:** Apologies had been received from Cllrs R Handy who was on holiday and J Herbert who had a family commitment. There had been no word from Cllr Makepeace.

PC2019/034 **MEMBERS' DECLARATIONS OF INTEREST:** Cllr S Sains declared an interest *in* SDNP/19/03695/HOUS – 37 Newton Road; in that the applicant is a near neighbour.

PC2019/035 **QUESTION TIME:** There were no questions (3 members of the public present).

PC2019/036 **PLANNING APPLICATIONS – principles of pre-application advice:**

The Chairman reminded Members that:

1. Seeking pre-application advice from the planning authority before making a planning application could help to improve the quality of the eventual planning application; and avoid or minimize “sticking points”.
2. All pre-application advice constitutes an **informal opinion** based on the information provided.
3. This advice cannot prejudice any decisions that the planning authority may make on any subsequent formal planning application.
4. It should be remembered that, as all planning applications are publicised and subject to consultation, other matters may come to light only **after** a formal application has been received, which may influence the outcome of that application.
5. It was also important to remember that the primary reasons for seeking pre-application advice would usually be ‘technical’ and properly answerable only by planning professionals. Planning authorities are, however, encouraged to suggest to applicants that they also engage at an early point with statutory consultees such as the Council, and with the community. This is recognised as potentially extremely helpful, but such conversations had no status in the application process and therefore ‘comments’ were not admitted to the to the formal suite of application supporting documents in the same way as for formal applications. Planning officers responsible for the case may be made aware of the conversation, and any outcome, but are unlikely to do anything other than wait and see what any ultimate application contains, and the Council’s comments at that time.

PC2019/037 **CHAIRMAN'S ANNOUNCEMENTS:** Members were offered details of two applications for advertisement display, one a High Street fascia and another a proposed roof-mounted nameboard:

SDNP/19/03044/ADV – 20-21 High Street, Lewes – **Members made no comment**

SDNP/19/03073/ADV – 48 Malling Street, Lewes – **Members majority view was “no comment” although one Member did consider that the lettering was too large.**

PRESENTATION – pre application *iro* Astley House, Spital Road, Lewes:

The Chairman welcomed Harriet Swale, Principal Planner, and Matthew Johnson, Director of Planning, from Dominic Lawson Bespoke Planning (DLBP); Tom Farmer and James Downen (Downen Farmer Architects) and Ben Crozier from Kitewood Developments who were to present Pre-application proposals and discussions regarding Astley House, Spital Road, Lewes (former Police garage and workshop complex).

Tom Farmer explained that the development plan was for residential units. Kitewood developments had a good track record of high-quality schemes of a similar scale that would suit the site. There had been a significant analysis of the area with the view to introducing more contemporary designs following feedback from a public consultation held on 23rd July 2019; which over 100 people had attended. Conservation Area philosophy had been followed although the site was not within the Conservation Area. The design would be contemporary and include sustainability features, with high quality materials being locally sourced. It was hoped that bird and bat nesting Boxes could feature in the design. Parking and bin storage would be included sensitively and there would be greenery on site with the houses having their own gardens, and new trees would be planted. As a gateway to the town it was felt that the design was important. Provision of parking would be provided which would not be visible from the road and the idea was to cover the parking area with a green terrace which could become allotments or open space for the apartments on the development. The developers were also investigating a car share scheme. The units would be well insulated with good quality glazing giving plenty of light. Sustainability features would include recycling rainwater, solar panels on the south facing roofs, bicycle storage and electric car and bicycle charging points. There had been research into the possibility of including Lewes Low Cost Housing (LLCH) following the implementation of the Lewes Neighbourhood Plan. Currently there was provision for 4 “affordable” housing units but it was hoped that a s106 funding agreement would allow adequate subsidy to provide LLCH.

The Chairman then invited members of the public to ask questions about the scheme:

Concern was raised that there was not enough parking. One space would be provided for each unit, however, it was likely that owners would be ineligible to apply for residents permits and that this would be a condition of planning consent.

There was also concern about the trees at the western end of the site. It was hoped that the trees would flourish in an improved environment.

Members of the Committee were then given the opportunity for questions.

A question was raised as to the proposed method of construction: units would be brick/block traditional cavity wall construction. There was some discussion as to the colours and treatments indicated in the illustrations presented. Colour schemes had not yet been finalised.

Members were impressed by the sustainability features. Affordable housing provision seemed limited at 4 units, however this would be discussed more fully with the planning authority as the developers would like the development to be the first LLCH scheme in Lewes.

In answer to a question regarding available planting-depth in the proposed green roof space above the car park, it was suggested that this would be a ‘medium’ green roof with small shrubs but there would be provision for deeper planting to accommodate suitable trees.

There were plans to hold another public consultation to discuss several issues including traffic calming and perhaps consideration of including a local shop.

The Chairman thanked everyone for their most interesting and informative presentation.

MINUTES: The Minutes of the meeting held on 23rd July 2019 were received and signed as an accurate record.

PC2019/040

PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 22nd July, 29th July and 6th August 2019. Their comments are appended.

PC2019/041

MISCELLANEOUS PLANNING ISSUES:

Members were informed that the SDNPA would be holding a series of Parish Workshops in October 2019 that would focus on the recently adopted South Downs Local Plan.

An East Sussex Parishes Workshop would be hold in the Assembly Room, Lewes Town Hall on Tuesday 15th October at 18:30 – 21:30.

Cllrs Baah, Catlin, Maples and Lamb would be registered to attend.

The meeting ended at 8.32pm

Signed:

Date:

Planning applications validated for the week 22nd July 2019

Single-storey front extension to a semi-detached house and the conversion of the existing garage into a habitable room. 11 Cranmer Close Lewes BN7 2JN

Ref. No: SDNP/19/03379/HOUS | Received: Fri 12 Jul 2019 | Validated: Wed 17 Jul 2019 | Status: Application in Progress

Comment:

Members felt that this was a sensible extension.

Erection of two gates internal to the boundaries of the property; create new window 60 cm by 100 cm on the west elevation, enlarge window on the west elevation to 60 cm by 100 cm. Install patio doors at the rear of the property and remove an existing raised bed and replace it with a narrower bed.

1 The Villas 56 Grange Road Lewes BN7 1TU

Ref. No: SDNP/19/03303/HOUS | Received: Tue 09 Jul 2019 | Validated: Tue 09 Jul 2019 | Status: Application in Progress

Comment:

Members would advise against the use of concrete.

Proposed demolition of existing garage and erection of 2.5 storey, split-level dwelling house 42 St Anne's Crescent Lewes BN7 1SD

Ref. No: SDNP/19/02857/FUL | Received: Thu 13 Jun 2019 | Validated: Tue 16 Jul 2019 | Status: Application in Progress

Comment:

There were mixed views about this application. A point was raised that this was the type of unit needed in the area and that concerns expressed regarding trees should be set in context of other prospects likely in the vicinity in the near future. Overall it was considered too much development for such a small site and something on a smaller scale would be better suited. Members concluded that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see if a Swift nest box (or other conservation element) might be incorporated as part of the development (subject to Planning regulations *etc*).

Change of use from Offices (B1) to Education (D1, Grammar School) Castle Works Westgate Street Lewes BN7 1YR

Ref. No: SDNP/19/02725/FUL | Received: Thu 06 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Application in Progress

Comment:

Members generally welcomed the development of the school, although there was concern regarding parking and traffic movement in this particular area and these matters should be drawn to the attention of the Highways Department.

Planning applications validated for the week 29th July 2019

PRE-APPLICATION ADVICE: Erection of Free Standing Mcdonald's restaurant with drive thru lane, car parking and associated works.

Land adjacent to Davey's Road Brooks Road Lewes East Sussex BN7 2DN

Ref. No: SDNP/19/03583/PRE | Received: Tue 09 Jul 2019 | Validated: Tue 09 Jul 2019 | Status: Application in Progress

Comment:

Members felt that this site was not suitable due to the proximity of a busy roundabout which was frequently gridlocked. These aspects should be drawn to the attention of the Highways Department for careful consideration. Although this was a pre-application Members felt that a preliminary Biodiversity Impact Assessment should be requested, which would align with the Lewes Neighbourhood Plan and the National Park Local Plan. Members were aware of likely developments in other businesses in close proximity in the foreseeable future, and would wish to be assured that the applicant was taking due account of those.

Planning applications validated for the week 6th August 2019

Replacement of first floor front window, Maisonette 23 Cliffe High Street Lewes BN7 2AH

Ref. No: SDNP/19/03719/LIS | Received: Thu 01 Aug 2019 | Validated: Thu 01 Aug 2019 | Status: Application in Progress

Comment:

Members welcomed the proposed use of local trades and the close attention to detail.

Proposed side and rear extension (Amended scheme to conditionally approved application SDNP/17/04250/HOUS)37 Newton Road Lewes BN7 2SH

Ref. No: SDNP/19/03695/HOUS | Received: Tue 30 Jul 2019 | Validated: Wed 31 Jul 2019 | Status: Application in Progress

Comment:

Members considered that building over access to a shared drain in this particular area was inadvisable and had serious concerns over the potential for backup and overflow problems. This should be drawn to the attention of Building Control Officers for the consideration of technical detail.

Proposed erection of outbuilding to replace existing shepherds hut
Old Malling Farm, The Old Parlour Old Malling Way Lewes BN7 2DY

Ref. No: SDNP/19/03340/HOUS | Received: Wed 10 Jul 2019 | Validated: Mon 29 Jul 2019 | Status: Application in Progress

Comment:

Members object to the felt roof and propose that a Sedum roof be considered for that location.

Proposed erection of single storey rear extension 84 Prince Edwards Road Lewes BN7 1BH

Ref. No: SDNP/19/03281/HOUS | Received: Tue 09 Jul 2019 | Validated: Fri 26 Jul 2019 | Status: Application in Progress

Comment:

Members considered that building over access to a shared drain in this particular area was inadvisable and had serious concerns over the potential for backup and overflow problems. This should be drawn to the attention of Building Control Officers for the consideration of technical detail.

Members felt a Sedum roof should be considered on this application.

Addition of visitors map on bricked up window 169 High Street Lewes East Sussex BN7 1YE

Ref. No: SDNP/19/02273/LIS | Received: Fri 26 Apr 2019 | Validated: Thu 01 Aug 2019 | Status: Application in Progress

Comment:

Members welcomed this proposal.