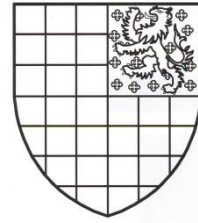


Town Hall
High Street
Lewes
East Sussex
BN7 2QS



**LEWES
TOWN
COUNCIL**

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To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 13th August 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
6th August 2019



AGENDA

1. **APOLOGIES FOR ABSENCE:**
To receive apologies from members of the committee who are unable to attend.
2. **MEMBER'S DECLARATIONS OF INTEREST:**
To note declarations of any personal or prejudicial interests in matters on this agenda.
3. **QUESTION TIME:**
To receive questions regarding items on this agenda.
4. **CHAIRMAN'S ANNOUNCEMENTS:**
To receive any announcements from the Chairman of the Committee.
5. **PRESENTATION:**
To receive a pre-application presentation regarding Astley House, Spital Road, Lewes
6. **MINUTES:**
To approve the Minutes of the Meeting held on Tuesday, 23rd July 2019
7. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 22nd July, 29th July and 5th August 2019.
8. **MISCELLANEOUS PLANNING ISSUES:**
To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*

For further information about items appearing on this agenda please contact the Town Clerk at the above address.

* A full agenda is available at the Town Hall reception desk, between 9:00am - 5:00pm Mon to Thurs, and 9:00am - 4:00pm on Fridays.

Members of the public have the right and are welcome to attend meetings of the Committee – representations on specific applications may be heard at the start of each meeting with the Chairman's consent, and subject to time available. Correspondence or requests to address the Committee should, whenever possible, be notified to the Town Clerk at least 24 hours in advance. **PLEASE NOTE:** the Town Council is not empowered to decide planning matters although the Planning Authority (South Downs National Park Authority) is required by law to consider our comments on local applications and to give due recognition to them in reaching its final decision.

Distribution: Cllrs Baah, Catlin, Handy; Herbert; Lamb; Makepeace; Maples; Milner; Sains

For information: All Councillors, Lewes Library, T/Hall Noticeboard, Sx Express Sx Police, M Caulfield MP; Friends of Lewes

MINUTES

of a meeting of the Planning Committee held on Tuesday 23rd July 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs S Catlin (*Chairman*); R Handy; J Lamb, I Makepeace; Dr W Maples; S Sains

In attendance: Mrs F Garth (*Civic Officer & Asst. Town Clerk*) and Mrs E Tingley (*Committee Admin*)

PC2019/001 APOLOGIES FOR ABSENCE: Apologies had been received from Cllr Baah who was attending her son's Graduation Ceremony and Cllrs Herbert and Milner who had family commitments.

PC2019/002 MEMBERS' DECLARATIONS OF INTEREST: There were none.

PC2019/003 QUESTION TIME: There were no questions (no public present).

PC2019/004 CHAIRMAN'S ANNOUNCEMENTS: There were none.

PC2019/005 MINUTES: The Minutes of the meeting held on 2nd July 2019 were received and signed as an accurate record.

PC2019/006 PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 2nd July, 8th July and 15th July 2019. Their comments are appended.

PC2019/007 MISCELLANEOUS PLANNING ISSUES: There were none.

The meeting ended at 7.40 pm

Signed:

Date:

Erection of a new dwelling

54 St Annes Crescent Lewes BN7 1SD

Ref. No: SDNP/19/03062/FUL | Received: Tue 25 Jun 2019 | Validated: Tue 25 Jun 2019 | Status:

Application in Progress

Comment:

Members had doubts as to the validity of the site address and felt that the proposed dwelling would prevent the use of natural capital which is one of the features in the Lewes Neighbourhood Plan. Members also expressed concern as to access to the proposed site. Concern was also raised regarding removal of trees and suggested that comments be sought from the Tree Officer (Lewes District Council)

Erection of a two storey side extension

18 Highdown Road Lewes BN7 1QD

Ref. No: SDNP/19/03002/HOUS | Received: Fri 21 Jun 2019 | Validated: Fri 21 Jun 2019 | Status:

Application in Progress

Comment:

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.)

2 no. WC alterations plus one additional new WC in Tyne House

140 High Street Lewes BN7 1XS

Ref. No: SDNP/19/02862/LIS | Received: Thu 13 Jun 2019 | Validated: Mon 24 Jun 2019 | Status:

Application in Progress

Comment:

No comment

Install toilet and sink in space currently used as airing cupboard in 2nd bedroom. Connect soil pipe to drain at rear of house. Install conservation type roof light. Install secondary glazing to sash window

114 High Street Lewes BN7 1XY

SDNP/19/03190/LIS | Received: Wed 03 Jul 2019 | Validated: Wed 03 Jul 2019 | Status: Application in Progress

Comment:

No Comment

Remedial works to repair water damage, works to increase water flow into, through and out of the gutter and works to increase water volume/flow below existing roof plate

4-5 Southover High Street Lewes BN7 1HS

SDNP/19/03193/LIS | Received: Wed 03 Jul 2019 | Validated: Wed 03 Jul 2019 | Status: Application in Progress

Progress

Comment:

No comment, although members hoped that scope for the use of rainwater would be included in the work *i.e.* a water butt.

The remedial works to repair the water damage, works to increase water flow into, through and out of the gutter and works to increase water volume/flow below existing roof plate

4-5 Southover High Street Lewes BN7 1HS

SDNP/19/03192/HOUS | Received: Wed 03 Jul 2019 | Validated: Wed 03 Jul 2019 | Status: Application in Progress

Progress

Comment:

No comment, although members hoped that scope for the use of rainwater would be included in the work *i.e.* a water butt.

Replacement/modification of existing front door to remove modern semi-circular glazing and return the door to a traditional rectilinear panelled configuration

126 Western Road Lewes BN7 1RR

SDNP/19/03128/HOUS | Received: Fri 28 Jun 2019 | Validated: Fri 28 Jun 2019 | Status: Application in Progress

Comment:

Members made no comment but hoped that the original name of the house would be retained.

Brick work repairs to window arches, string courses, and general brick work repairs including local re-pointing

169 High Street Lewes East Sussex BN7 1YE

SDNP/19/03127/LIS | Received: Wed 26 Jun 2019 | Validated: Thu 27 Jun 2019 | Status: Application in Progress

Comment:

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 welcomed the use of lime base mortar.

Construction of outbuilding to form an art studio in rear garden

1 The Villas 56 Grange Road Lewes BN7 1TU

SDNP/19/02793/FUL | Received: Tue 11 Jun 2019 | Validated: Wed 12 Jun 2019 | Status: Application in Progress

Comment:

Members welcomed the use of the sedum roof. It was suggested that the applicant should also consider heating of the structure.

Several repairs to host property.

Latchetts Potters Lane Lewes BN7 1JP

SDNP/19/02686/LIS | Received: Wed 05 Jun 2019 | Validated: Fri 07 Jun 2019 | Status: Application in Progress

Comment:

Members felt that the necessary adaptations should suit the needs of the property. Concern was raised about the siting of the vent and location. It was suggested that work carried out should be outside of school term time because of obstruction to access to Southover School

New Fascia, Projecting and ATM signage to new NBS branding.

59 High Street Lewes East Sussex BN7 1TG

Ref. No: SDNP/19/03315/ADV | Received: Wed 10 Jul 2019 | Validated: Wed 10 Jul 2019 | Status: Application in Progress

Comment:

Members would like to see a reduction of plastic around the fascia and do not endorse illuminated signs in the Conservation Area. Therefore, other options should be considered.

Replacement of existing Fascia, projecting and ATM signage, works to include the preparation and decoration of existing shopfront and replacement of existing ATM and surround.

59 High Street Lewes East Sussex BN7 1TG

Ref. No: SDNP/19/03314/FUL | Received: Wed 10 Jul 2019 | Validated: Wed 10 Jul 2019 | Status:

Application in Progress

Comment:

Members would like to see a reduction of plastic around the fascia and do not endorse illuminated signs in the Conservation Area. Therefore, other options should be considered.

Demolition of Church Hall and garage and the erection of a pair of semi-detached 3 bedroomed houses

St Johns Church Hall Talbot Terrace Lewes BN7 2DS

Ref. No: SDNP/19/03247/FUL | Received: Fri 05 Jul 2019 | Validated: Fri 05 Jul 2019 | Status: Application

in Progress

Comment:

Members regret the loss of a community space and considered that two 3 bedroom houses would be an overdevelopment of the site and there was more need for 2 bedroom developments in the local area. Members also felt that there should be provision for electric vehicle charging points.

Proposed car park with new height barrier and gate with associated hard landscaping

Western End of Priory School Playing Fields Mountfield Road Lewes East Sussex BN7 2XN

Ref. No: SDNP/19/03225/FUL | Received: Thu 04 Jul 2019 | Validated: Thu 04 Jul 2019 | Status:

Application in Progress

Comment:

Members felt that a permeable surface would be preferable and that trees and plants should be relocated at the edge of the car park. Members welcomed the provision of disabled parking.

The following planning applications have been validated by the planning authority for the week of 22nd July 2019. Full detail on these applications is available from the South Downs National Park Planning website

<https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on 13th August 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:

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:

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:

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:

Subject: Planning Applications validated for week of 29th July 2019

The following planning applications have been validated by the planning authority for the week of 29th July 2019. Full detail on these applications is available from the South Downs National Park Planning website

<https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on 13th August 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:

The following planning applications have been validated by the planning authority for the week of 6th August 2019. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on 13th 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:

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:

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:

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:

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:
