



MINUTES

of a meeting of the **Planning Committee** held on **Wednesday 12th November 2019**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs S Catlin (*Chairman*); R Handy; J Lamb; M Milner and S Sains

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

PC2019/0063

APOLOGIES FOR ABSENCE: Apologies had been received from Cllr Baah who was unwell, Cllrs Herbert and Maples who had childcare commitments and Cllr Makepeace who was in London.

It was resolved that:

PC2019/0063.1 Apologies for absence from this meeting are noted

PC2019/0064

MEMBERS' DECLARATIONS OF INTEREST: Cllr Handy declared an interest *iro* SDNP/19/05172/HOUS - 73 Highdown Road in that the applicant was a near neighbour.

PC2019/0065

QUESTION TIME: There were no questions.

PC2019/0066

CHAIRMAN'S ANNOUNCEMENTS: The Chairman reported that a statement had been released by East Sussex County Council following the collapse, earlier that week, of part of Lewes Castle wall:

"This heritage site is under multiple ownership and stewardship and we can confirm that sections of the heritage wall were transferred to us in 1975 and we hold responsibility for these sections under the Ancient Monuments Act 1979.

We will be working closely with the affected households, emergency services and colleagues at Lewes District Council to assess the reasons for the collapse.

The County Council undertook survey, repairs and strengthening works to this section of the wall in 2017 under Scheduled Monument planning and building approvals, but we are not aware of any more recent activity that may have led to this collapse. Further investigation is underway."

PC2019/0067

MINUTES: The Minutes of the meeting held on 16th October 2019 were received and signed as an accurate record.

PC2019/0068

PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 14th, 21st, 28th October and 4th November 2019. Their comments are appended.

PC2019/0069

MISCELLANEOUS PLANNING ISSUES: TC reminded Members of the Committee of an email he had sent them from the South Downs National Park Authority (SDNPA) for information.

SDNPA were proposing an Article 4 Direction on 14 employment sites in Petersfield, Liss, Midhurst, Petworth and Lewes.

Maps of the sites and further details could be found at <https://www.southdowns.gov.uk/article-four-direction/>

A consultation on the propose Article 4 Direction was currently taking place running from Monday 21st October until midnight on Monday 16 December 2019. Further information could be found at the above link.

The effect of the Article 4 Direction would be that a full planning application would be required for changes of use from either office or light industrial to residential within the 14 employment sites. In effect the Direction would remove permitted development rights for these changes of use.

Currently under permitted development only a prior approval application is required for change of use from office or light industrial to residential. Prior approval meant that in principle the change of use is permitted and only some aspects such as noise, contamination and flooding need to be considered.

By removing permitted development and requiring a full planning application the change of use could be more fully scrutinised. The intention was that a full planning application would help to safeguard much needed employment spaces and prevent them being too easily converted to residential.

If any enquiries were received about the Article 4 Direction, Members were asked to direct people to the SDNPA Planning Policy team who can be contacted by telephone on 01730 814810 or email planningpolicy@soughdowns.gov.uk

The meeting ended at 7.35pm

Signed:

Date:

Single storey extension to rear of property Pinehill Cuilfail Lewes East Sussex BN7 2BE

Ref. No: SDNP/19/04934/HOUS | Received: Mon 07 Oct 2019 | Validated: Sat 12 Oct 2019 | Status:

Application in Progress

Comment:

Members made no comment other than they were pleased to note references in the application to the Lewes Neighbourhood Plan

Installation of a 4m high riser and CCTV camera to the south-west of Camber Block (Communications building) Malling House Church Lane South Malling Lewes BN7 2DZ

Ref. No: SDNP/19/04804/FUL | Received: Thu 03 Oct 2019 | Validated: Thu 03 Oct 2019 | Status:

Application in Progress

Comment:

No comment

Proposed erection of shed in the front garden 23 St Anne's Crescent Lewes BN7 1SB

Ref. No: SDNP/19/04670/HOUS | Received: Thu 26 Sep 2019 | Validated: Tue 08 Oct 2019 | Status:

Application in Progress

Comment:

Members OBJECTED to this application in that the height and size of the shed had a disproportionate effect on the street scene

Proposed alterations to the roof to include removal of single storey flat roof to extend catslide roof over, removal of chimney stack, enlargement of dormer to the west elevation and installation of roof lights to the east, south and west elevations along with window replacements and alterations Brook House Rotten Row Lewes BN7 1LJ

Ref. No: SDNP/19/04849/HOUS | Received: Tue 08 Oct 2019 | Validated: Tue 08 Oct 2019 | Status:

Application in Progress

Comment:

Members commended the level of sympathetic detail and references to the Lewes Neighbourhood Plan

Proposed painting of existing window sills in dark grey Cote Brasserie 82 High Street Lewes East Sussex BN7 1XW

Ref. No: SDNP/19/04587/FUL | Received: Fri 20 Sep 2019 | Validated: Wed 09 Oct 2019 | Status:

Application in Progress

Comment:

No comment

Proposed painting of existing window sills in dark grey Cote Brasserie 82 High Street Lewes East Sussex BN7 1XW

Ref. No: SDNP/19/04588/LIS | Received: Fri 20 Sep 2019 | Validated: Wed 09 Oct 2019 | Status:

Application in Progress

Comment:

No comment

Removal and reinstatement of repaired accident damaged porch roof 1 Walwers Lane Rear of 34 - 35 High Street Lewes East Sussex BN7 2LU

Ref. No: SDNP/19/04487/LIS | Received: Thu 12 Sep 2019 | Validated: Tue 24 Sep 2019 | Status:

Application in Progress

Comment:

Members were unable to comment on this application as no details had been available

**Alterations to facilitate replacement and re-location of internal boiler including internal alterations to existing internal layout and installation of flue to rear of property. Other decorative internal alterations include re-skin ceilings, removal of wallpaper and re-painting of walls ceilings and all woodwork
1Malling Street Lewes BN7 2RA**

Ref. No: SDNP/19/05126/LIS | Received: Wed 23 Oct 2019 | Validated: Wed 23 Oct 2019 | Status: Application in Progress

Comment:

No comment

Erection of stepped rear extension 73 Highdown Road Lewes BN7 1QE

Ref. No: SDNP/19/05172/HOUS | Received: Fri 25 Oct 2019 | Validated: Fri 25 Oct 2019 | Status: Application in Progress

Comment:

Members made no objection in principle to the timber cladding but felt it was out of character in this particular design given the relationship to the streetscape. Members would also suggest a 'green' roof.

To reinstate the original division between 125 and 126 High Street to form two houses. Replacement of pyramid rooflight to rear with flat roof rooflight 125 High Street Lewes BN7 1XJ

Ref. No: SDNP/19/04991/LIS | Received: Tue 15 Oct 2019 | Validated: Fri 25 Oct 2019 | Status: Application in Progress

Comment:

No comment

Proposed single storey side extension with flat roof and cedar cladding 17 Hereward Way Lewes BN7 2HN

Ref. No: SDNP/19/04760/HOUS | Received: Wed 02 Oct 2019 | Validated: Mon 28 Oct 2019 | Status: Application in Progress

Comment:

Members made no objection in principle to the timber cladding but felt it was out of character in this particular design given the relationship to the streetscape. Members would also suggest a 'green' roof.

Works to the front of the property, replacement boundary wall and hedge, access alteration, erection of oak frame pergola and replacement of side door 3 Park Road Lewes BN7 1BN

Ref. No: SDNP/19/04733/HOUS | Received: Tue 01 Oct 2019 | Validated: Mon 21 Oct 2019 | Status: Application in Progress

Comment:

No comment

Demolition of existing cabin and erection of new garden room and associated landscaping. West Corner House 30 The Avenue Lewes BN7 1QT

Ref. No: SDNP/19/04748/HOUS | Received: Tue 01 Oct 2019 | Validated: Mon 14 Oct 2019 | Status: Application in Progress

Comment:

Members made no objection but suggested that the removal of the tree is balanced with new planting, and suggested that the applicant consider a 'green' roof for the structure.