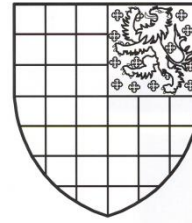


Town Hall
High Street
Lewes
East Sussex
BN7 2QS

☎ 01273 471469 Fax: 01273 480919

✉ info@lewes-tc.gov.uk

🌐 www.lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 12th November 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
6th November 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. **MINUTES:**
To approve the Minutes of the Meeting held on Wednesday, 16th October 2019.
6. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 14th October, 21st October, 28th October and 4th November 2019.
7. **MISCELLANEOUS PLANNING ISSUES:**
To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*
To consider SDNPA consultation on Article 4 Direction (previously circulated to Committee by E-mail.)

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 Wednesday 16th October 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs J Baah; S Catlin (Chairman); R Handy; J Lamb I Makepeace, W Maples and M Milner

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

APOLOGIES FOR ABSENCE: Apologies had been received from Cllrs J Herbert who had a family commitment and Cllr S Sains who was unwell.

It was resolved that:

PC2019/0056.1 Apologies for absence from this meeting are noted

MEMBERS' DECLARATIONS OF INTEREST: There were none.

QUESTION TIME: There were no questions.

CHAIRMAN'S ANNOUNCEMENTS: There were none.

MINUTES: The Minutes of the meeting held on 24th September 2019 were received and signed as an accurate record.

PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 23rd, 30th September and 7th October 2019. Their comments are appended.

MISCELLANEOUS PLANNING ISSUES: Members were informed that: The South Downs National Park Authority (SDNPA) were working with UK Power Networks to reduce the visual impact of overhead powerlines on the landscape of the National Park. The undergrounding work was funded by OfGem. SDNPA had suggested that UKPN consider undergrounding the overhead lines which pass over the Malling Hill Nature Reserve and they had given provisional approval of the funding for the scheme pending further investigations and consultation. The scheme was being prepared in partnership with the Sussex Wildlife Trust and the SDNPA were enquiring whether the Town Council would be supportive of this scheme. Members present at the Planning Committee welcomed and fully supported this proposal.

The meeting ended at 7.45pm

Signed:

Date:

Subject: Planning Applications validated for week of 23rd September 2019

Single storey flat roof extension between existing extension and detached garage 33 Prince Edwards Road Lewes BN7 1BL

Ref. No: SDNP/19/04411/HOUS | Received: Wed 11 Sep 2019 | Validated: Fri 20 Sep 2019 | Status:

Application in Progress

Comment:

Whilst Members made no objection to the application in principle, they felt that there was a lack of detail as to materials and the connection proposed with the existing garage structure and the plans were not clearly matched to the description.

Rear extension to provide two additional residential units and re-configuration of a retained residential unit within existing building 197 High Street Lewes BN7 2NS

Ref. No: SDNP/19/04231/FUL | Received: Fri 30 Aug 2019 | Validated: Fri 13 Sep 2019 | Status: Application in Progress

Comment:

Members raised concern that the units proposed meet the bare minimum area for habitable space and represent an overdevelopment of this particular site. The effect on the local roofscape and the dominance is inconsistent with the significance of the existing building. Therefore, members **STRONGLY OBJECT** this application.

Rear extension to provide two additional residential units and re-configuration of a retained residential unit within existing building 197 High Street Lewes BN7 2NS

Ref. No: SDNP/19/04230/LIS | Received: Fri 30 Aug 2019 | Validated: Fri 13 Sep 2019 | Status: Application in Progress

Comment:

Members raised concern that the units proposed meet the bare minimum area for habitable space and represents an overdevelopment of this particular site. The effect on the local roofscape and the dominance is inconsistent with the significance of the existing building. Therefore, members **STRONGLY OBJECT** this application.

Internal alterations to form an opening between two rooms and installation of a flexible flue liner into existing chimney 9 Priory Crescent Lewes East Sussex BN7 1HP

Ref. No: SDNP/19/04342/LIS | Received: Wed 28 Aug 2019 | Validated: Thu 12 Sep 2019 | Status:

Application in Progress

Comment:

No comment

Proposed replacement of door (change of colour) 11 Priory Street Lewes BN7 1HH

Ref. No: SDNP/19/04140/HOUS | Received: Tue 27 Aug 2019 | Validated: Mon 09 Sep 2019 | Status:

Application in Progress

Comment:

No comment

Subject: Planning Applications validated for week of 30th September 2019

Sub divide to form two separate units. Reinstate original entrance door and steps to no 72 - 73 High Street Lewes East Sussex BN7 1XG

Ref. No: SDNP/19/04618/FUL | Received: Mon 23 Sep 2019 | Validated: Mon 23 Sep 2019 | Status:

Application in Progress

Comment:

No comment

Sub divide to form two separate units. Reinstate original entrance door and steps to no 72 - 73 High Street Lewes East Sussex BN7 1XG

Ref. No: SDNP/19/04619/LIS | Received: Mon 23 Sep 2019 | Validated: Mon 23 Sep 2019 | Status: Application in Progress
Comment:

No comment

Conversion of NW storage barn to garage/workshop with annex Meadow Barn Landport Farm Road Lewes BN7 2FP

Ref. No: SDNP/19/04419/LIS | Received: Wed 11 Sep 2019 | Validated: Mon 23 Sep 2019 | Status: Application in Progress
Comment:

Members would encourage the installation of solar panels, and use of semi-permeable paving materials as referred to in the Lewes Neighbourhood Plan, Policy PL2 (Architecture and Design).

Conversion of NW storage barn to garage/workshop with annex Meadow Barn Landport Farm Road Lewes BN7 2FP

Ref. No: SDNP/19/04418/HOUS | Received: Wed 11 Sep 2019 | Validated: Mon 23 Sep 2019 | Status: Application in Progress
Comment:

Members would encourage the installation of solar panels, and use of semi-permeable paving materials as referred to in the Lewes Neighbourhood Plan Policy PL2 (Architecture and Design)

Installation of rear dormer and front roof lights 9 Delaware Road Lewes East Sussex BN7 1LD

Ref. No: SDNP/19/04407/HOUS | Received: Tue 10 Sep 2019 | Validated: Mon 23 Sep 2019 | Status: Application in Progress
Comment:

No comment

Replacement of timber front door only (with similar) 4 Mount Street Lewes BN7 1HL

Ref. No: SDNP/19/03918/HOUS | Received: Tue 13 Aug 2019 | Validated: Fri 06 Sep 2019 | Status: Application in Progress
Comment:

Members welcomed this application in principle but would wish to see plain glass and a painted finish, as per the registered comments of the District Conservation Officer.

Subject: Planning Applications validated for week of 7th October 2019

Proposed first floor side extension and rear ground floor extension 45 Gundreda Road Lewes BN7 1PU

Ref. No: SDNP/19/03823/HOUS | Received: Wed 07 Aug 2019 | Validated: Mon 30 Sep 2019 | Status: Application in Progress

Comment:

Members made no objection in principle, but would encourage 'offset planting' in mitigation of use of concrete.

Erection of 1no. three-bedroom dwelling with off road parking. Amendment to application SDNP/18/02356 to change roof pitch to accommodate 1no. new bedroom and bathroom Land to The rear of 47 Cliffe High Street Lewes East Sussex BN7 2AN

Ref. No: SDNP/19/03815/FUL | Received: Thu 01 Aug 2019 | Validated: Tue 01 Oct 2019 | Status: Application in Progress

Comment:

Members re-iterated their comments of 5th June 2018 with regard to original application SDNP/18/02356/FUL: 'Members felt this was an interesting use of the site, although in scale felt that it bordered on possible overdevelopment.'

Members felt that this later alteration would confirm their fears for overdevelopment. They encourage use of permeable surface for the parking area as referred to in the Lewes Neighbourhood Plan, Policy PL3 (Flood Resilience.)

Subject: Planning Applications validated for week of 14th October 2019

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:

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:

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:

Subject: Planning Applications validated for week of 21st October 2019

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:

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:

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:

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:

Subject: Planning Applications validated for week of 28th October 2019

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:

Subject: Planning Applications validated for week of 4th November 2019

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:

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:

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:

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:

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:
