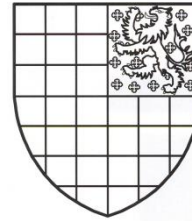


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**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 25th February 2020**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
18th February 2020



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 Tuesday, 4th January 2020.
6. **STREET ADVERTISING:**
To conclude the issue raised at the previous meeting.
7. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 3rd February, 10th February and 17th February 2020.
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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 4th February 2020, in the Council Chamber, Town Hall, Lewes at 7.00pm.

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

In attendance: S Brigden (Town Clerk);

Cllr R O’Keeffe (presenting a request to the Committee);

Ms Penny Moss and Alistair Close (Planning Potential consultancy; presenting on behalf of Aldi)

APOLOGIES FOR ABSENCE: Apologies were noted from Cllr Baah who had a study commitment; Cllr Milner, who was working, and Cllr Herbert, who had suffered a family bereavement.

It was resolved that:

[PC2019/0091.1](#) Apologies for absence from this meeting are noted

MEMBERS’ DECLARATIONS OF INTEREST: There were none.

QUESTION TIME: There were no questions. One member of the public attended.

CHAIRMAN’S ANNOUNCEMENTS: There were none.

MINUTES: The Minutes of the meeting held on 14th January 2020 were received and signed as an accurate record.

STREET ADVERTISING. Cllr O’Keeffe presented a request on behalf of Lewes Access Group and Lewes Living Streets, that their proposal be supported for Council to: take action to encourage walking (and cycling) around the town and plan for an increase use of the pavements by pedestrians.

ask East Sussex Highways to refuse licences for, and take action against, advertising boards and flags on the pavement advertising businesses fronting the High Street and other main streets in the town centre.

It was proposed that pavement advertising boards should be limited to those town centre businesses with no immediate high street presence and even here should be kept to the minimum and should not impede pedestrians. Advertising flags should not be allowed on the pavement. A case study was related, regarding a similar initiative in Edinburgh, which had resulted in a ban. It was considered that most businesses appeared to have accepted the ban positively; recognising that cluttered, narrow, pavements are not an attractive environment for potential customers.

Members noted that these were matters falling principally within the responsibility of East Sussex County Council, with certain aspects overseen by the District Council, and that whilst there was national legislation pertaining to street advertising, there were differing approaches to specific policy between responsible Councils across the country. Cllr O’Keeffe undertook to bring further detail to a future meeting (next available: 25th February) and TC would distribute a briefing note on the subject he had written some years earlier for Committee members’ predecessors.

REDEVELOPMENT OF ALDI SUPERMARKET.

The Committee welcomed representatives of the consultancy practice Planning Potential, Ms Penny Moss (Associate) and Alistair Close (Director), attending to update the Council on various amendments to existing proposals for redevelopment of the local Aldi store.

A pre-application presentation had been made to the Committee in July 2018, and an application was then made to Lewes District Council for Planning consent. This had been called-in by the South Downs National Park Authority (SDNPA), and discussions had subsequently taken place at some length, including review by the SDNP Design Review Panel. The application was still in the planning process, as three main areas of concern had been raised: some in the economic development context; retail characteristics and interaction with the existing town centre, and some in the landscape context.

Aldi were working to address these points, and the consultants explained to the Committee a number of amendments that were to be made. The alignment of the new building to the Western site boundary would be slightly different; there was to be a slight reduction in the number of parking spaces; sections of the new building would have different architectural styles, to reflect Lewes vernacular, and to harmonize better with the landscape. There was particular effort to improve the aspect presented when viewed from the Downs. A 's106' contribution of £20,000 was to be made for town centre initiatives and economic benefits. 20 new jobs would be created. Businesses currently occupying units which would be redeveloped were to be assisted in relocation. It was anticipated that a revised application would be submitted, in March, and hoped that building could begin in mid-2021.

Members raised a number of questions, in the areas of:

A clearly-defined route for pedestrians should be laid-out in the car park.

Cycle parking provision should be a priority. This was to be provided both undercover near to the entrance, and on the edge of the car park.

Flat roof areas should have 'green' roofing. It was stated that there would be Photo-Voltaic panels on some roof areas, and 'brown' roofing elsewhere – this using mosses and lichens and being considered more practical than 'green' Sedum or similar treatments.

A dedicated taxi-waiting/pickup/dropoff area should be considered.

Members were aware that; as the application would be a revision to one currently in-process, the Town Council would not necessarily be consulted. TC would ensure that the Committee's comments were conveyed to the appropriate officer in SDNPA's Planning department.

PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 13th January; 20th January, and 27th January 2020. Their comments are appended.

MISCELLANEOUS PLANNING ISSUES: There were none.

The meeting ended at 8:10pm

Signed: Date:

Planning Applications validated for week of 13th January 2020

Proposed works cover a rear extension and renovation of the existing dwelling 9 Hill Road Lewes

SDNP/20/00054/HOUS | Received: Wed 08 Jan 2020 | Validated: Wed 08 Jan 2020 | Status: Application in Progress

Comment: Members offered congratulations on the detailed research that was evident in this application. They APPROVE of the proposals although would prefer to see railings rather than a glass balustrade, as these are 'unfriendly' to flying birds.

Conversion and extension of garage to form garden room 2 Winterbourne Close Lewes

SDNP/19/06115/HOUS | Received: Mon 23 Dec 2019 | Validated: Mon 23 Dec 2019 | Status: Application in Progress

Comment: Members expressed concern over the removal of off-road parking provision, and potential for alteration to dwelling-space in the future.

Single storey rear extension and creation of rear terrace 8 Cleve Terrace Lewes

SDNP/19/06094/HOUS | Received: Mon 23 Dec 2019 | Validated: Mon 06 Jan 2020 | Status: Application in Progress

Comment: Members would hope to see the minimum use of concrete, and perhaps sustainable timber decking. A 'green' roof treatment is encouraged – in accordance with principles described in the Lewes Neighbourhood Plan.

Retrospective construction of a contractors compound HMP Lewes 1 Brighton Road Lewes

Ref. No: SDNP/19/06036/FUL | Received: Fri 13 Dec 2019 | Validated: Mon 13 Jan 2020 | Status: Application in Progress

Comment: Members concurred that an absence of any meaningful detail in this application rendered an informed opinion impossible.

Addition of 2 level platforms and a ramp to the rear of the property Brooklands 26 Southover High Street Lewes

SDNP/19/05336/LIS | Received: Thu 07 Nov 2019 | Validated: Mon 11 Nov 2019 | Status: Decision Pending

Comment: No comment

Proposed replacement of two windows to the rear of the property on the first and second floors to match existing 4 Little East Street Lewes

SDNP/19/04710/HOUS | Received: Tue 03 Sep 2019 | Validated: Fri 03 Jan 2020 | Status: Application in Progress

Comment: Members were pleased to see like-for-like replacements

Two storey side extension 32 Valley Road Lewes BN7 1LF

Ref. No: SDNP/19/06034/HOUS | Received: Wed 18 Dec 2019 | Validated: Thu 02 Jan 2020 | Status: Application in Progress

Comment: Members made no specific comments, other than 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, such as 'bee-bricks' or features to encourage bat roosting) might be incorporated as part of the development (Subject to Planning regulation etc.)

Enlargement of existing rear dormer window and erection of single storey rear extension with terrace over 7 Grange Road Lewes BN7 1TR

Ref. No: SDNP/19/05913/HOUS | Received: Wed 11 Dec 2019 | Validated: Wed 08 Jan 2020 | Status: Application in Progress

Comment: Members wished to ensure appropriate screening from adjoining school premises. Also 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, such as 'bee-bricks' or features to encourage bat roosting) might be incorporated as part of the development (Subject to Planning regulation etc.)

Proposed loft conversion including rear dormer 19 Spring Gardens Lewes BN7 2PT

Ref. No: SDNP/19/05794/HOUS | Received: Wed 04 Dec 2019 | Validated: Fri 03 Jan 2020 | Status: Application in Progress

Comment: This was considered to be a sympathetic architectural alteration.

Replacement of four roof lights Flat 11 The Maltings Barn Foundry Lane Lewes

Ref. No: SDNP/20/00257/HOUS | Received: Tue 21 Jan 2020 | Validated: Tue 21 Jan 2020 | Status: Application in Progress

Comment: No comment

Replacement of four roof lights Maltings Barn, Flat 11 Foundry Lane Lewes

Ref. No: SDNP/20/00258/LIS | Received: Tue 21 Jan 2020 | Validated: Tue 21 Jan 2020 | Status: Application in Progress

Comment: No comment

New timber fence and gate to garden yard Green Passage House 49C Cliffe High Street Lewes

Ref. No: SDNP/20/00235/HOUS | Received: Mon 20 Jan 2020 | Validated: Mon 20 Jan 2020 | Status: Application in Progress

Comment: No comment

New timber fence and gate to garden yard Green Passage House 49C Cliffe High Street Lewes

Ref. No: SDNP/20/00236/LIS | Received: Mon 20 Jan 2020 | Validated: Mon 20 Jan 2020 | Status: Application in Progress

Comment: No comment

Insertion of new windows to north and east elevations, bathroom in roof void, internal alterations and reconfigure fenestration to north and east elevations 13 Cockshut Road Lewes East Sussex

Ref. No: SDNP/20/00130/HOUS | Received: Mon 13 Jan 2020 | Validated: Tue 21 Jan 2020 | Status: Application in Progress

Comment: Members made no specific comments, other than 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, such as 'bee-bricks' or features to encourage bat roosting) might be incorporated as part of the development (Subject to Planning regulation etc.)

Installation of solar panels to flat roof Open for comment icon Lewes Ymca Westgate Street Lewes

Ref. No: SDNP/19/06050/FUL | Received: Thu 19 Dec 2019 | Validated: Tue 14 Jan 2020 | Status: Application in Progress

Comment: Members welcomed this sustainability initiative.

Replace 10no aluminium single glazed windows with aluminium double glazed windows. Replace sliding door to the rear with an aluminium pair of double glazed French windows with 2 horizontal bars. Repaint the front door and associated frame, door and frame of bin cupboard and door and frame of electricity meter 21 Waterloo Place Lewes

Ref. No: SDNP/19/05864/HOUS | Received: Mon 09 Dec 2019 | Validated: Mon 20 Jan 2020 | Status: Application in Progress

Comment: Members welcomed these improvements

Proposed two story side extension and loft conversion 77 Valence Road Lewes East Sussex

Ref. No: SDNP/19/05671/HOUS | Received: Fri 22 Nov 2019 | Validated: Fri 17 Jan 2020 | Status: Application in Progress

Comment: There was a minority opinion that OBJECT to the front dormer proposed, on the grounds that it will overlook and dominate facing properties due to the elevation of the site. Members made no other specific comments, other than 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, such as 'bee-bricks' or features to encourage bat roosting) might be incorporated as part of the development (Subject to Planning regulation etc.)

Subject: Planning Applications validated for week of 3rd February 2020

Ground floor rear and side extension, new dormer to rear roof pitch and Velux roof window to front roof pitch 5 Segrave Close Lewes

Ref. No: SDNP/20/00331/HOUS | Received: Mon 27 Jan 2020 | Validated: Tue 28 Jan 2020 | Status: Application in Progress

Comment:

Re-build and repair front of restaurant after car impact Eastgate House 6 Eastgate Street Lewes

Ref. No: SDNP/20/00298/LIS | Received: Thu 23 Jan 2020 | Validated: Thu 23 Jan 2020 | Status: Application in Progress

Comment:

Internal alterations 92A High Street Lewes

Ref. No: SDNP/20/00325/LIS | Received: Wed 22 Jan 2020 | Validated: Wed 22 Jan 2020 | Status: Application in Progress

Comment:

Proposed single storey monopitch extension to the rear elevation 10A St Johns Terrace Lewes

Ref. No: SDNP/20/00244/HOUS | Received: Tue 21 Jan 2020 | Validated: Tue 21 Jan 2020 | Status: Application in Progress

Comment:

Various external works comprising the replacement of doors and windows; insertion of additional windows; removal of doors and windows; and erection of an access ramp Unit 28 Cliffe Industrial Estate Lewes

Ref. No: SDNP/20/00043/FUL | Received: Tue 07 Jan 2020 | Validated: Mon 27 Jan 2020 | Status: Application in Progress

Comment:

Subject: Planning Applications validated for week of 10th February 2020

Two storey side extension and front porch 42 Firlle Crescent Lewes

Ref. No: SDNP/20/00512/HOUS | Received: Wed 05 Feb 2020 | Validated: Wed 05 Feb 2020 | Status: Application in Progress

Comment:

Demolition of existing rear conservatory, construction of new single storey rear extension and insertion of new rooflights 40 South Way Lewes

Ref. No: SDNP/20/00450/HOUS | Received: Mon 03 Feb 2020 | Validated: Mon 03 Feb 2020 | Status: Application in Progress

Comment:

Subdivision of the dwelling and internal reconfiguration of the approved extension to provide a 4 bed dwelling and a 2 bed dwelling, new vehicular accesses to provide off-street parking, a single storey rear extension, extension to the dormer window, alteration to the front kitchen window at the existing dwelling, porch, rear dormer window and rear velux window at the new dwelling 1 Eridge Green Lewes

Ref. No: SDNP/20/00303/FUL | Received: Fri 24 Jan 2020 | Validated: Fri 24 Jan 2020 | Status: Application in Progress

Comment:

Change of use of ground floor from A1 (hairdresser) to C3 (residential), rebuild of front bay structure, replacement of front windows, and new doors and windows to rear elevation 115 Western Road Lewes

Ref. No: SDNP/20/00253/FUL | Received: Tue 21 Jan 2020 | Validated: Tue 04 Feb 2020 | Status: Application in Progress

Comment:

Demolition of existing rear conservatory and erection of a single storey, part infill, rear extension including fenestration alterations, insertion of 3no rooflights and replacement of garage door to the front elevation 34 Priory Street Lewes

Ref. No: SDNP/20/00171/HOUS | Received: Thu 16 Jan 2020 | Validated: Mon 03 Feb 2020 | Status: Application in Progress

Comment:

Removal of existing UPVC conservatory at rear of dwelling 22 King Henrys Road Lewes

Ref. No: SDNP/19/04768/HOUS | Received: Fri 27 Sep 2019 | Validated: Fri 31 Jan 2020 | Status: Application in Progress

Comment:

Subject: Planning Applications validated for week of 17th February 2020

Proposed single storey rear extension 25 New Road Lewes

Ref. No: SDNP/20/00688/HOUS | Received: Mon 17 Feb 2020 | Validated: Mon 17 Feb 2020 | Status: Application in Progress

Comment:

Installation of 8mm thick polycarbonate sheeting to West Wing gable end windows HMP Lewes 1 Brighton Road Lewes

Ref. No: SDNP/20/00663/LIS | Received: Fri 14 Feb 2020 | Validated: Fri 14 Feb 2020 | Status: Application in Progress

Comment:

Construction of 3 no. new dwellings with associated landscaping and parking within the curtilage of a Listed Building and including alterations to the Listed Building and demolition of outbuildings The Lewes New School Talbot Terrace Lewes

Ref. No: SDNP/20/00676/LIS | Received: Fri 14 Feb 2020 | Validated: Fri 14 Feb 2020 | Status: Application in Progress

Comment:

Construction of 3 no. new dwellings with associated landscaping and parking within the curtilage of a Listed Building and including alterations to the Listed Building and demolition of outbuildings. The Lewes New School Talbot Terrace Lewes

Ref. No: SDNP/20/00675/FUL | Received: Fri 14 Feb 2020 | Validated: Fri 14 Feb 2020 | Status: Application in Progress

Comment:

Proposed two storey side extension 80 Valence Road Lewes

Ref. No: SDNP/20/00392/HOUS | Received: Wed 29 Jan 2020 | Validated: Thu 30 Jan 2020 | Status: Application in Progress

Comment:

Proposed demolition of existing conservatory to the rear and provision of a single storey extension including conversion of garage to habitable room and associated first floor extension to form a new two storey addition including provision of a front porch and car port Old Malling Farm Cottage Old Malling Way Lewes

Ref. No: SDNP/20/00344/HOUS | Received: Mon 27 Jan 2020 | Validated: Mon 10 Feb 2020 | Status: Application in Progress

Comment: