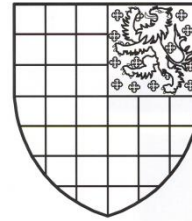


Town Hall
High Street
Lewes
East Sussex
BN7 2QS



**LEWES
TOWN
COUNCIL**

☎ 01273 471469 Fax: 01273 480919

✉ info@lewes-tc.gov.uk

🌐 www.lewes-tc.gov.uk

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 17th March 2020**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
10th March 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, 25th February 2020.
6. **STREET ADVERTISING:**
To conclude the issue raised at the previous meeting (Evidence to be submitted)
7. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 24th February, 2nd March and 9th March 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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 25th February 2020, in the Council Chamber, Town Hall, Lewes at 7.00pm.

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

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

APOLOGIES FOR ABSENCE: Apologies were noted from Cllr Dr W Maples who had a work commitment and apologies were belatedly received from Cllr Baah who was unwell. There was no word from Cllr Herbert

It was resolved that:

PC2019/100.1 Apologies for absence from this meeting are noted

MEMBERS' DECLARATIONS OF INTEREST: Cllr Handy declared an interest iro SDNP/20/00512/HOUS 42 Firle Crescent in that he lives in close proximity to the subject site.

QUESTION TIME: Three members of the public attended, two of whom presented local concerns related to application SDNP/20/00675/FUL & SDNP/20/00676/LIS – The Lewes New School

CHAIRMAN'S ANNOUNCEMENTS: There were none.

MINUTES: The Minutes of the meeting held on 4th February 2020 were received and signed as an accurate record.

STREET ADVERTISING: Members deferred a decision on this item as it was felt that more detail of specific local problems was needed.

PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 3rd February; 10th February, and 17th February 2020. Their comments are appended.

MISCELLANEOUS PLANNING ISSUES: At their meeting on 14th January Members had considered SDNP/19/05808/FUL (proposed installation of a 2.4m fence and 4.3m wide replacement vehicle gate on the eastern site boundary of Sussex Police HQ.) This application had subsequently been amended and re-consultation was made on 29th January. The Planning Committee's revised comments were:

Members maintain their OBJECTION to the increase in height, which will be intrusive in a residential area, however, were grateful for efforts to accommodate earlier comments, but further research suggests a design more akin to the existing 'railings' would be far more acceptable.

The meeting ended at 8:20pm

Signed:

Date:

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:

Members suggest inclusion of some form of “green” roofing, where possible.

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:

Members support this application.

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:

Members felt that the intentions were not clear from the limited information provided in the application, and therefore were unable to make an informed assessment.

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:

No 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:

No comment

Two storey side extension and front porch 42 Firlie Crescent Lewes

Ref. No: SDNP/20/00512/HOUS | Received: Wed 05 Feb 2020 | Validated: Wed 05 Feb 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.)

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:

No 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:

Members approve the principle of the sub-division to provide more dwellings as stated in the Neighbourhood Plan and applaud the sustainability features proposed; but expressed concerns regarding the overall 'non-integrated' or incremental approach with prior alterations resulting in an extremely dominant structure especially given its prominent location.

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:

Members did not believe that sufficient evidence had been provided by the applicant regarding potential for continued trading as cited in South Downs Local Plan Policy SD38 and therefore OBJECT to this application.

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:

No 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:

No comment

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:

No 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:

No 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:

Members agreed with concerns expressed by neighbours regarding the paucity and late delivery of information to neighbours. The detail provided suggests a development that is far too high, would adversely impact on the Conservation Area and therefore is inconsistent with Conservation Area policy and the Neighbourhood Plan Policy HC3A. They shared concerns re loss of parking in an already problematic area and compromise to future use of the residual site for public purposes. Members acknowledged statements made in the application regarding attempts made to find continuation for alternative use, however they **STRONGLY OBJECTED** to this application.

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:

Members agreed with concerns expressed by neighbours regarding the paucity and late delivery of information to neighbours. The detail provided suggests a development that is far too high, would adversely impact on the Conservation Area and therefore is inconsistent with Conservation Area policy and the Neighbourhood Plan Policy HC3A. They shared concerns re loss of parking in an already problematic area and compromise to future use of the residual site for public purposes. Members acknowledged statements made in the application regarding attempts made to find continuation for alternative use, however they **STRONGLY OBJECTED** to this application.

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:

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.)

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:

No comment

Planning applications week beginning 24th February 2020

Removal of existing walls to lower ground floor and re-instatement of W.C 23 Friars Walk Lewes East Sussex

Ref. No: SDNP/20/00814/LIS | Received: Wed 19 Feb 2020 | Validated: Wed 19 Feb 2020 | Status: Application in Progress

Comment:

Planning applications week beginning 2nd March 2020

Change of use of building from garage, store and ancillary accommodation to a separate 2-bedroom dwelling 2 Park Road Lewes

Ref. No: SDNP/20/00885/FUL | Received: Thu 27 Feb 2020 | Validated: Thu 27 Feb 2020 | Status: Application in Progress

Comment:

Replacement of one box sash window 114 Western Road Lewes

Ref. No: SDNP/20/00801/HOUS | Received: Mon 24 Feb 2020 | Validated: Mon 24 Feb 2020 | Status: Application in Progress

Comment:

Demolition of existing lean-to rear extension, and construction of new part single-storey, part two-storey rear extension including new rooflight in rear roofslope and repositioning of solar panel.

3 St James Street Lewes

Ref. No: SDNP/20/00736/HOUS | Received: Wed 19 Feb 2020 | Validated: Tue 25 Feb 2020 | Status: Application in Progress

Comment:

Loft conversion incorporating rear facing dormer window 8 Hawkenbury Way Lewes

Ref. No: SDNP/19/05887/HOUS | Received: Tue 10 Dec 2019 | Validated: Wed 19 Feb 2020 | Status:

Application in Progress

Comment:

Planning applications week beginning 9th March 2020

Garage conversion with single storey front porch extension, new timber shed and boundary fence 15 Delaware Road Lewes

Ref. No: SDNP/20/01016/HOUS | Received: Wed 04 Mar 2020 | Validated: Wed 04 Mar 2020 | Status: Application in Progress

Comment:
