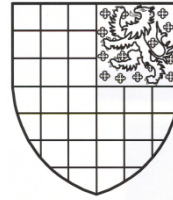


Town Hall  
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**LEWES  
TOWN  
COUNCIL**

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✉ [townclerk@lewes-tc.gov.uk](mailto:townclerk@lewes-tc.gov.uk)  
🌐 [www.lewes-tc.gov.uk](http://www.lewes-tc.gov.uk)

**To: Cllrs Dr Baah, Catlin, Handy, Lamb, Makepeace, Dr Maples, Milner, and Sains**

A Meeting of the **Planning Committee** will be held on **Tuesday 24<sup>th</sup> November 2020**, via Zoom video-link (*please see below*) at **7:00pm** which you are summoned to attend.

**\*VIRTUAL ATTENDANCE:** This meeting can be joined using computer video and audio using any suitably equipped digital device (*eg* laptop; tablet or smartphone) or, by audio only, using a telephone.

**To join this meeting** either follow this link: <https://zoom.us/j/96759344935>

Or telephone 0131 460 1196 or +44 (0)330 088 5830. Use **Meeting ID: 967 5934 4935**

**\*Please also see the note below regarding password-controlled access to this online meeting**

S Brigden, Town Clerk 17<sup>th</sup> November 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 consider any questions received regarding items on the agenda for this meeting.

### 4. BUSINESS of the MEETING

- To consider amended details *iro* Application ref SDNP/19/05619/FUL *Astley House, Spital Road, Lewes*

*Documents available at:* <https://planningpublicaccess.southdowns.gov.uk/online-applications/>

- Consideration of advice leaflet *iro* Swift conservation

*(draft leaflet attached)*

*It is anticipated that a representative of Lewes Swift Supporters will join the meeting for this item*

*For further information about items on this agenda please contact the Town Clerk BYE-MAIL at the above address*

### **PUBLIC ATTENDANCE – Covid-19 emergency arrangements:**

Members of the public have the right, and are welcome, to attend\* this meeting – questions regarding items on the agenda may be heard at the start of the meeting with the Chair's consent.

Questions or requests to address the Working Party must be submitted by email to the Town Clerk at least 3 days in advance.

This meeting will be held online via Zoom Pro video link. To join the meeting follow the instructions above.

**\*Members of the public wishing to join this meeting must request a password by email at least 24 hours before the published start time. Please submit your request to [townclerk@lewes-tc.gov.uk](mailto:townclerk@lewes-tc.gov.uk)**

**For guidance on joining online meetings please see the notes overleaf**

**This agenda and supporting papers can be downloaded from [www.lewes-tc.gov.uk](http://www.lewes-tc.gov.uk)**

## Guidance on attending ‘virtual meetings’



### Joining a meeting:

1. Invitations to COUNCILLORS and officers to join a virtual meeting of the Council; a committee, or Working Party will be included in an email accompanying the agenda, and will look similar to this (*examples only*):

Lewes Town Council is inviting you to a meeting of ??????????????????

To join the meeting, use this **link**: [zoom.us/j/nnnnnnnnnnnn](https://zoom.us/j/nnnnnnnnnnnn)

**Meeting ID**: 123 4567 8910 (*example only*)

**Password**: 123456 (*example only*)

OR dial by your location

+44 (0)131 460 1196 United Kingdom or +44 (0)330 088 5830 United Kingdom

The link (but not the password) will be also repeated at the head of the Agenda and can be accessed from either. The **password** should not be shared, as **PUBLIC** attendees are asked to request a password by email at least 24hrs before the scheduled start.

2. Using a digital device with camera and microphone (*eg* laptop; tablet, smartphone), access can be gained by following the link. If audio-only is preferred (or problems interfere with video connection), telephone connection can be made using either of the numbers and following the prompts. Meeting ID and Password may be required dependent upon your chosen method.
3. If using computer audio and video a screen will open, similar to this:

Launching...

Please click **Open Zoom Meetings** if you see the system dialog.

If nothing prompts from browser, [click here](#) to launch the meeting, or [download & run Zoom](#).

If you cannot download or run the application, [join from your browser](#).

4. If you cannot download the application (or choose not to), or cannot run it, you may join from your internet browser by selecting that option.
5. On first connecting with the meeting you will be admitted to a virtual **Waiting Room**. Please follow any prompts, whether on-screen or audible. Attendees will be admitted once the meeting starts and what you see or hear after entry to the meeting may depend upon the equipment you are using.
6. To begin each meeting, the Chair will introduce some **meeting protocols** and all those attending will have live audio connections but will be asked to ‘mute’ their microphone when not speaking. Those wishing to speak will be asked to indicate by raising their hand or using the ‘hand up’ icon or sending a Chat message and they will be invited to do so by the Chair. The Chair can mute all attendees and selectively unmute individual speakers if there are interruptions or background noise issues.
7. While it is possible to use on-screen options to signify **voting** this will NOT be used. Should a vote be called during any meeting the Chair will ask Members to signify by raising their hand or, if there are any voting members attending by audio only, asking each in turn to voice their vote or abstention.
8. Attendees can send short **‘Chat’ messages** to one another privately and publicly during the meeting.
9. Meetings will be recorded, but records kept only until the Minutes have been subsequently validated.

### PLEASE NOTE:

**Before connecting**, it is good practice to ensure that your equipment is adequately charged; that you will not be interrupted, and that your camera’s field of view or microphone do not capture anything you would prefer is not seen/heard publicly. Functions will be available once you have entered the meeting to alter the background, and your camera and microphone can be muted at will.

Please also ensure that other equipment nearby does not introduce audio ‘feedback’; that background noise is minimal, and that you select appropriate levels of microphone sensitivity and speaker volume on your device.

To learn more, a number of helpful FAQ’s and video tutorials are available at [www.zoom.us](https://www.zoom.us)

## Consideration of Swift Accommodation when Considering a Planning Application October 2020

Produced by **Lewes Swift Supporters** on the behalf of Lewes Town Council (LTC).

**Swifts** are an Amber listed species. In England, the swift population declined by 57% between 1995 and 2017. Retaining and increasing the number of nesting swifts in Lewes can form part of the biodiversity net gain that is required by legislation.

### Planning context

Environment Bill 2020 (DEFRA forthcoming)

When the 25 year Environment Bill comes into effect, it will be mandatory for new developments to demonstrate a net gain in biodiversity of at least 10% in order for planning to be permitted. Very minor changes, such as extensions to houses, and national infrastructure projects are to be excluded. Biodiversity net gain is *'an approach to development that aims to leave the natural environment in a measurably better state than beforehand. This means protecting existing habitats and ensuring that lost or degraded environmental features are compensated for by restoring or creating environmental features that are of greater value to wildlife and people.'*

National Planning Policy Framework (MHCLG 2019)

Para 174b *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity"*

South Downs Local Plan - Adopted 2 July 2019 (2014 - 33) (SDNPA 2019)

Strategic Policy SD9 Biodiversity and Geodiversity (p. 59): *'Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation....'*

Lewes Neighbourhood Plan 2015 - 2033 (LTC 2019)

Policy LE2 Biodiversity (p. 36): *'1) Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity, habitats and species on the site, over and above the existing biodiversity situation....'*

### Why LTC planning is essential to Swift recovery

In England, Swifts only nest in buildings and an ever-increasing shortage of nest sites is one significant factor driving their population decline. Swifts nest at over 4.5m (15 feet) above the ground and usually in small colonies near where other Swifts are already established.

LTC are in the best position to implement the planning policies, detailed above, and to thereby increase biodiversity in their consideration of planning applications - including the supporting of Swifts.

## Objective

To aid the recovery of this declining species by ensuring that Swift accommodation or 'nestplaces' (i.e. bricks, boxes or cabinets) are incorporated into any suitable new development or significant redevelopment / extension, within the parts of Lewes shown in the map below.

This is to be achieved through the planning process by attaching a condition of approval to any suitable application reviewed by LTC (for implementation by Lewes District Council and the South Downs National Park Authority). LTC will state whether the bespoke conditions they are putting forward have been agreed as a result of either (a) specific discussions with LSS on the affected planning application, or (b) just following LSS guidelines without consultation.

## Questions for LTC to consider when reviewing a planning application

1. Is the proposed development located within the Red Zone of the Town on Map 1 (Appendix 1)?
2. Is the proposed development to be over 4.5m (15 feet) high i.e. two stories or above?
3. Can Swift accommodation (i.e. brick, box or cabinet) be located so that the nest entrance would face preferably north, northwest or northeast, or west or east if well shaded? A south facing aspect should be avoided unless Swift bricks are to be used. Lewes Swift Supporters can advise. See Figure 1.
4. Can Swift accommodation be located so that the Swifts have an unobstructed flight path into the nest from 10m away? Avoiding trees, cables, etc. See Figure 1.

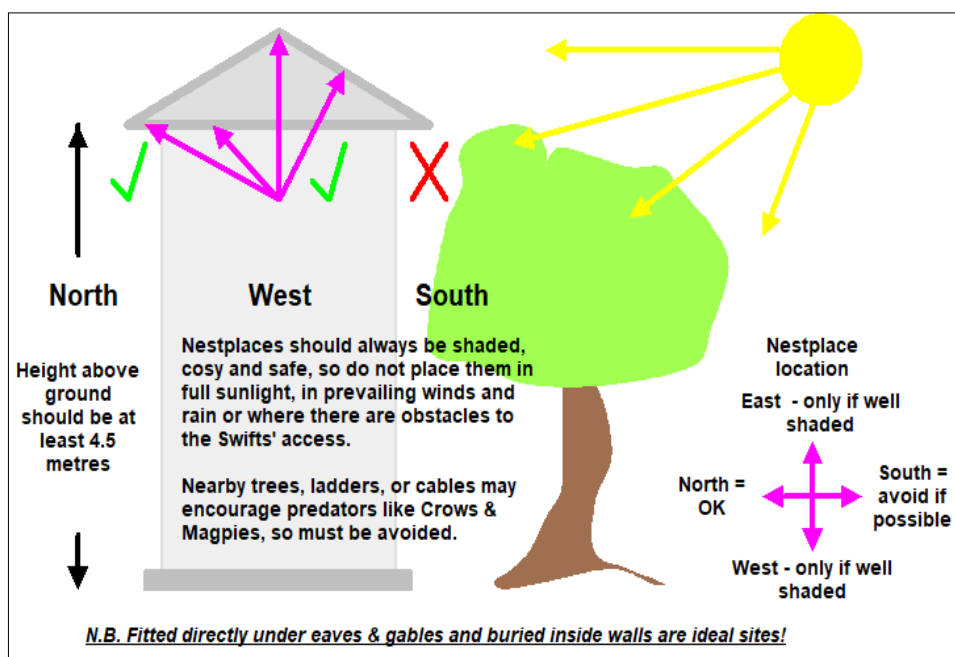


Figure 1. Where to install 'nestplaces' for Swifts (Source: Swift Conservation)

## Types of Swift Accommodation

Swift nests come in different shapes and sizes. They can be externally mounted nest boxes fitted under the eaves [e.g. 38 x 20 x 21cm], externally mounted triangular cabinets on a gable end, typically with three nests [e.g. 75 x 40cm, 45° apex] or swift bricks which can be incorporated in a new wall of a building. If externally mounted nest boxes or cabinets are made of woodcrete rather than wood, they will last much longer.

Swift bricks are typically a hollowed out set of six 'bricks' with a small nest entrance, that allow the swifts to nest without entering the cavity wall.

## Further Support

If in doubt during the review process, please consult [Lewes Swift Supporters \(lewesswifts@gmail.com\)](mailto:lewesswifts@gmail.com). The group will visit the proposed development site, if necessary, to confirm suitability of the site and to recommend the type of swift accommodation and its preferred location. LSS can also provide more information on the importance of Swifts in Lewes, if required.

This guidance will be reviewed periodically as more information becomes available, in order to better support a thriving Swift population in Lewes.

## Appendix 1.



Map 1. The Red Zone of Lewes within which consideration of swift accommodation is required