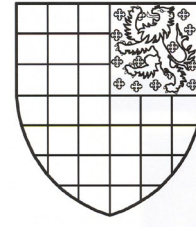


Town Hall
High Street
Lewes
East Sussex
BN7 2QS

☎ 01273 471469 Fax: 01273 480919

💻 info@lewes-tc.gov.uk
🌐 www.lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 31st August 2021**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs Dr J Baah; S Catlin (*Chairman*); R Handy, J Lamb, and S Sains

In attendance: S Brigden (*Town Clerk*)

PC2021/014 **APOLOGIES FOR ABSENCE:** Apologies were noted from Cllrs Makepeace and Cllr Milner who were on holiday.

It was resolved that:

PC2021/014.1 Apologies for absence from this meeting are noted

PC2021/015 **MEMBERS' DECLARATIONS OF INTEREST:** There were none

PC2021/016 **QUESTION TIME:** No members of the public were present.

PC2021/017 **CHAIRMAN'S ANNOUNCEMENTS:** There were none.

PC2021/018 **MINUTES:** The Minutes of the meeting held on 20th July 2021 were received and signed as an accurate record.

PC2021/019 **PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 19th July, 26th July, and 2nd August 2021. Their comments are appended.

PC2021/020 **MISCELLANEOUS PLANNING ISSUES:**

The committee considered its response to the current consultation by East Sussex County Council on its developing Bus Services Improvement Plan. The questionnaire had been distributed earlier and Members proceeded to confirm their collective response on behalf of Council (*attached*). This would be registered online as requested.

The meeting ended at 8:20pm

Signed:

Date:

Subject: Planning Applications validated for week of 9th August 2021

Demolition of the vacant building and the construction of 28 residential units with associated landscaping and on-site car parking Astley House Spital Road

Ref. No: **SDNP/21/04044/FUL** | Received: Tue 03 Aug 2021 | Validated: Tue 03 Aug 2021 | Status:

Application in Progress

Comment:

It was noted that some documents appeared to be only intermittently available on the SDNPA website. It appeared to Members that references in the earlier application to Lewes Low Cost affordable Housing had been removed, and this was deplored. This was a second application which is largely unchanged from the first, which was noted to have received many objections.

This is a site, formerly in public ownership, which is identified in the Lewes Neighbourhood Plan to deliver the sort of affordable housing Lewes residents need. Lewes Low Cost Housing is more accessible than "affordable housing" and was provided in the first application; the removal of this offer is of great concern.

SDNP planning policy states that sites should be delivering 50% affordable, (this is an increase in the first application's expectation of 40%) but the developers fail to indicate how this will be achieved.

Many unanswered questions remain about viability and design, and, Councillors OBJECT on the grounds that there is a failure to provide affordable housing, and all relevant policies were in place and should be recognized by any developer. The town needs more smaller housing units, and the economic viability appraisal provided is considered specious. There is an under provision of parking and a poor approach to sustainability – a lost opportunity to utilize technology such as air-source heat pumps or similar

Replacement of existing garage/ utility with kitchen side extension /utility

32 South Way

Ref. No: **SDNP/21/04009/HOUS** | Received: Tue 03 Aug 2021 | Validated: Tue 03 Aug 2021 | Status:

Application in Progress

Comment:

The committee question the absence of any replacement planting although were generally Neutral regarding these proposals

Installation of traditional plaster coving (cornicing) in the entrance hallway, living room and one x bedroom 23 Abinger Place

Ref. No: **SDNP/21/03986/LIS** | Received: Mon 02 Aug 2021 | Validated: Mon 02 Aug 2021 | Status:

Application in Progress

Comment:

Councillors support this application

Demolition of existing extension and erection of rear extension including internal works 8 Albion Street

Ref. No: **SDNP/21/03992/HOUS** | Received: Mon 02 Aug 2021 | Validated: Mon 02 Aug 2021 | Status:

Application in Progress

Comment:

This was considered by councillors to be out of keeping with the area, as this is a principal feature within the Conservation Area, although other comments were broadly neutral.

Demolition of existing extension and erection of rear extension including internal works

8 Albion Street

Ref. No: **SDNP/21/03993/LIS** | Received: Mon 02 Aug 2021 | Validated: Mon 02 Aug 2021 | Status:

Application in Progress

Comment:

This was considered by councillors to be out of keeping with the area, as this is a principal feature within the Conservation Area. Members regret the loss of original features, which represent the principle of 'listed' status

New Roof and Installation of PV Panels

Hmp Lewes

Ref. No: **SDNP/21/03991/FUL** | Received: Mon 02 Aug 2021 | Validated: Mon 02 Aug 2021 | Status:
Application in Progress

Comment:

The committee support these proposals

Single story rear and side extension

3 Hamsey Crescent

Ref. No: **SDNP/21/03960/HOUS** | Received: Fri 30 Jul 2021 | Validated: Mon 02 Aug 2021 | Status:
Application in Progress

Comment:

Councillors comments were broadly neutral although several considered the plans to be unclear. It was felt that the flat roof could be a green roof. One member considered that it appeared to be an overdevelopment of the site

Proposed decking and replacement of door/window

31 De Montfort Road

Ref. No: **SDNP/21/03778/HOUS** | Received: Mon 19 Jul 2021 | Validated: Wed 28 Jul 2021 | Status:
Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.

Single storey rear and side extension. Loft conversion with hip to gable and rear dormer

35 Fitzjohns Road

Ref. No: **SDNP/21/03533/HOUS** | Received: Fri 02 Jul 2021 | Validated: Fri 06 Aug 2021 | Status:
Application in Progress

Comment:

Councillors considered the proposed dormer to be too large and they object to these plans; considering this to be overdevelopment of the site.

Installation of a new way finding totem sign on the path outside Lewes Station, to include local amenities, map and onward travel information for visitors

Lewes Railway Station

Ref. No: **SDNP/21/03495/FUL** | Received: Wed 30 Jun 2021 | Validated: Mon 02 Aug 2021 | Status:
Application in Progress

Comment:

The committee support this proposal, although note that this is an awkward position for pedestrians as the pavement is too narrow and too close to a crossing – a better site would be against the wall. It is considered that Lewes Town Hall should feature in the way-finding information.

Installation of a new way finding totem sign on the path outside Lewes Station to include local amenities, map and onward travel information for visitors

Lewes Railway Station

Ref. No: **SDNP/21/03496/LIS** | Received: Wed 30 Jun 2021 | Validated: Mon 02 Aug 2021 | Status:

Application in Progress

Comment:

The committee support this proposal, although note that this is an awkward position for pedestrians as the pavement is too narrow and too close to a crossing – a better site would be against the wall. It is considered that Lewes Town Hall should feature in the way-finding information.

Partial change of use of ground floor from residential to Class E

17-18 Friars Walk

Ref. No: **SDNP/21/03374/FUL** | Received: Wed 23 Jun 2021 | Validated: Tue 27 Jul 2021 | Status:

Application in Progress

Comment:

The Committee support this application.

Subject: Planning Applications validated for week of 16th August 2021

Replacement of timber windows to front and rear facing dormers 22 Lansdown Place

Ref. No: **SDNP/21/04238/LIS** | Received: Fri 13 Aug 2021 | Validated: Fri 13 Aug 2021 | Status:

Application in Progress

Comment:

The Committee support this application.

Replacement of timber windows to front and rear facing dormers 22 Lansdown Place

Ref. No: **SDNP/21/04237/HOUS** | Received: Fri 13 Aug 2021 | Validated: Fri 13 Aug 2021 | Status:

Application in Progress

Comment:

The Committee support this application.

Single storey rear extension, replacement windows, alterations to the front door, change of surface to the front garden and a timber bin store 20 Talbot Terrace

Ref. No: **SDNP/21/04183/HOUS** | Received: Wed 11 Aug 2021 | Validated: Wed 11 Aug 2021 | Status:

Application in Progress

Comment:

Councillors object to this proposal as overdevelopment of the site.

Loft conversion with roof lights to front, side & rear 6 King Henrys Road

Ref. No: **SDNP/21/04156/HOUS** | Received: Tue 10 Aug 2021 | Validated: Tue 10 Aug 2021 | Status:

Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.

Change of use of existing residential annex to 1no. holiday let, Tanglin Cuilfail

Ref. No: **SDNP/21/03756/FUL** | Received: Fri 16 Jul 2021 | Validated: Thu 05 Aug 2021 | Status:
Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.

To relocate 4 existing domestic gas meters from the front to the rear of the property and sited in gas meter enclosures, 16-18 Cliffe High Street

Ref. No: **SDNP/21/03329/FUL** | Received: Tue 22 Jun 2021 | Validated: Wed 04 Aug 2021 | Status:
Application in Progress

Comment:

The Committee support this application, which will tidy the site.

To relocate 4 existing domestic gas meters from the front to the rear of the property and sited in gas meter enclosures 16-18 Cliffe High Street

Ref. No: **SDNP/21/03330/LIS** | Received: Tue 22 Jun 2021 | Validated: Wed 04 Aug 2021 | Status:
Application in Progress

Comment:

The Committee support this application, which will tidy the site.

Demolition of existing buildings and construction of mixed-use gateway redevelopment scheme (including office/retail use and 50 residential units) together with landscaping, parking and cycle parking.

Bus Station Eastgate Street

Ref. No: **SDNP/21/03284/PRE** | Received: Mon 07 Jun 2021 | Validated: Thu 12 Aug 2021 | Status:
Application in Progress

Comment:

It was noted that this was a pre-application discussion, but Councillors were concerned to ensure adherence to the policies contained in the Lewes Neighbourhood Plan and the South Downs Local Plan regarding the continued provision of provision for a suitably-located bus interchange, to support both local and through-town services, in consideration of any development proposals for the existing central bus station. A motion was proposed for the imminent meeting of Council which clearly stated the position as:

Bus services are a vital service for many members of community who do not have access to cars or who wish to use the full range of public transport. To run an effective bus service, the town of Lewes needs to continue to have a central bus station and routes through the town that ensure that passengers can access the service conveniently from both the centre of the town and the surrounding areas.

Council should oppose redevelopment schemes that would involve loss of a bus station as a transport facility and hub for the Town and support all attempts to retain bus routes through the town.

Removing this facility would have a substantial negative impact on public transport both within the town and to other villages, towns and cities in East Sussex (Tunbridge Wells, Brighton) and on disabled, less well off, elderly and environmentally concerned members of our community.

As a council that has declared a climate emergency, we should support mass transport and public transport policies as an effective way of minimizing carbon and NO2 emissions, during the period that the transport economy transitions to electric vehicles. To support public transport, this council should take proactive steps to both protect public transport facilities and central arterial public transport routes.

Policies in the Lewes Neighbourhood Plan and the SDNPA Local Plan recognize that the existing central bus station will inevitably be the subject of development proposals, and allow for planning consent to be conditional upon alternative provision and integration with other central strategic sites:

The South Downs Local Plan states (p177)

Bus Station – although the bus station performs a vital transport role and is well located in relation to many important parts of the town centre, it is not a vital asset. The bus station and garage are unattractive utilitarian features at an important entrance to the historic core of the town. It is the interchange function which it is essential to retain in the area rather than the longer term bus storage.

Policy SD57 states (p181):

j) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere;

8.40 At the same time, there are still concerns over the long-term viability of operating the bus station in its current location. Therefore, the principle of redevelopment is acceptable, providing that attractive, operationally satisfactory interchange facilities for passengers are provided on a site elsewhere of equal convenience in this sector of the town.

8.41 Given the shared constraints and opportunities between the two sites, the National Park Authority believes it appropriate that the policy seeks a comprehensive approach to the redevelopment of the whole area. However it is recognised that planning applications will come forward separately, and the policy provides flexibility for this, while ensuring that when detailed proposals come forward they are consistent with other phases/ schemes.

These policies mean that any developer should be prepared to integrate with other local developments such as the Phoenix/North Street development.

The Lewes Neighbourhood Plan, developed with enormous community assistance and input, reflects this position in:

Policy HC1 ‘Protection of Existing & New Community Infrastructure’ (p47):

7.9 The existing bus station serves the centre of Lewes very well and will be retained until a suitable alternative town centre site can be found offering the same or better undercover waiting facilities.

Policy AM2 ‘Public Transport Strategy’ (p117-118):

- ensuring a bus station with public facilities continues to be provided in a central location.

Policy SS2 ‘Social & Civic Spaces’ (p122):

10.9 Lewes Town Council will seek funds from developers and others to:

[extract] — The transport hubs at the bus and railway stations need to become more enjoyable public spaces, supporting activities and events and providing a better welcome. The opening of The Depot is a good example. However, a decision on the future of bus station provision in the town is awaited, so wishes for it to become an enjoyable space must at present remain aspirational.

It is considered essential that these policies are strictly adhered-to. The applicant is encouraged to discuss evolving plans with this committee, which would be welcomed at a future meeting.

Subject: Planning Applications validated for week of 23rd August 2021

Replace the doors and roof on the existing lean-to side extension and form a large opening on the rear elevation to insert new sliding doors 53 The Avenue

Ref. No: **SDNP/21/04352/HOUS** | Received: Mon 23 Aug 2021 | Validated: Mon 23 Aug 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.

Internal alterations to remove existing walls on the lower ground floor 23 Friars Walk

Ref. No: **SDNP/21/04292/LIS** | Received: Tue 17 Aug 2021 | Validated: Tue 17 Aug 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.

Erection of timber cycle store 62 Houndean Rise Lewes

Ref. No: **SDNP/21/04231/HOUS** | Received: Fri 06 Aug 2021 | Validated: Thu 12 Aug 2021 | Status: Application in Progress

Comment:

The committee is sympathetic to the need and supports this application.

Erection of a garden shed 18 Highdown Road

Ref. No: **SDNP/21/04013/HOUS** | Received: Tue 03 Aug 2021 | Validated: Sun 08 Aug 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.

Existing single glazed timber unit/dormer to the north of the property to be replaced with double glazed brown uPVC window unit and replace the existing metal external finish with new uPVC brown shiplap cladding.

Existing timber louvre in the hipped roof to the East of the property to be replaced with new uPVC brown shiplap cladding 26 Malling Street

Ref. No: **SDNP/21/04001/FUL** | Received: Mon 02 Aug 2021 | Validated: Mon 09 Aug 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral.