

Town Hall
High Street
Lewes
East Sussex
BN7 2QS



**LEWES
TOWN
COUNCIL**

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✉ 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 12th October 2021**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
5th October 2021



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, 21st September 2021.
6. **FORMER LEWES BUS STATION Pre-Application PROPOSALS:**
To receive a presentation regarding proposals for the former bus station site.
7. **South Downs National Park Authority – TECHNICAL ADVICE NOTICE (TAN):**
To note consultation on a draft Renewable Energy TAN
8. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 20th September, 27th September 2021 and 4th October 2021.
9. **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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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.

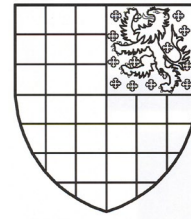
Members of the public have the right and are welcome to attend meetings of the Committee – representations on specific applications may be heard at the start of each meeting with the Chairman's consent, and subject to time available. Correspondence or requests to address the Committee should, whenever 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 Dr Baah, Catlin, Handy; Lamb; Makepeace; Milner; Sains

For information: All Councillors, Lewes Library, T/Hall Noticeboard, Sx Express Sx Police, M Caulfield MP; Friends of Lewes

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**LEWES
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MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 21st September 2021**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

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

In attendance: S Brigden (*Town Clerk*); L Chrysostomou (*Town Clerk designate*); E Tingley (*Cttee. Admin*)

PC2021/021 **APOLOGIES FOR ABSENCE:** Apologies were noted from Cllr Dr Baah who was unwell and Cllr Lamb who was on holiday.

It was resolved that:

PC2021/021.1 Apologies for absence from this meeting are noted

PC2021/022 **MEMBERS' DECLARATIONS OF INTEREST:** There were none

PC2021/023 **QUESTION TIME:** No members of the public were present.

PC2021/024 **CHAIRMAN'S ANNOUNCEMENTS:** There were none.

PC2021/025 **MINUTES:** The Minutes of the meeting held on 31st August 2021 were received and signed as an accurate record.

PC2021/026 **PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 6th September and 13th September 2021. Their comments are appended.

PC2021/027 **MISCELLANEOUS PLANNING ISSUES:** There were none.

The meeting ended at 7:20pm

Signed:

Date:

Replacement of UPVC windows with white painted timber sash windows and painting of gable end timber detailing, front door and gate in dark green 30 Morris Road

Ref. No: SDNP/21/04190/HOUS | Received: Wed 11 Aug 2021 | Validated: Tue 17 Aug 2021 | Status: Application in Progress

Comment:

The Committee support this application and welcome the replacement of plastic with wood

Change of use from existing B1/B2 class use to a bus depot (sui generis) Unit 28 Cliffe Industrial Estate

Ref. No: SDNP/21/04089/FUL | Received: Thu 05 Aug 2021 | Validated: Mon 16 Aug 2021 | Status: Application in Progress

Comment:

The Committee support this application

Single story garden studio 20 The Avenue

Ref. No: SDNP/21/04412/HOUS | Received: Tue 13 Jul 2021 | Validated: Wed 01 Sep 2021 | Status: Application in Progress

Comment:

Members comments were broadly neutral although they deplored an apparently dismissive approach to eco-system services policies within the adopted Neighbourhood Plan, and they support neighbours requests for more information. They did acknowledge the benefits of home working which would be offered by these proposals.

Single storey rear extension 32 The Gallops

Ref. No: SDNP/21/03500/HOUS | Received: Thu 01 Jul 2021 | Validated: Thu 26 Aug 2021 | Status: Application in Progress

Comment:

Members were broadly neutral of this application, but would encourage the installation of a green roof

Addition of ground floor WC, entrance area cupboard and restoration of separating wall between front and rear reception areas 94 High Street

Ref. No: SDNP/21/04604/LIS | Received: Wed 08 Sep 2021 | Validated: Wed 08 Sep 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Single storey rear extension, new window to west elevation and replacement windows to rear elevation 6 Montacute Road

Ref. No: SDNP/21/04595/HOUS | Received: Tue 07 Sep 2021 | Validated: Tue 07 Sep 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Proposed rear single storey extension, alterations including new first floor bay window, new roof and overcladding to garage, new covered external area and pergola, reinstatement of timber porch detailing with associated landscaping 4 De Warrenne Road

Ref. No: SDNP/21/04356/HOUS | Received: Mon 23 Aug 2021 | Validated: Mon 23 Aug 2021 | Status: Application in Progress

Comment:

The committee support this application

Single storey rear extension with rear bi-folding doors, flat roof and 2 no. roof lights 26 Fitzjohns Road
Ref. No: SDNP/21/04004/HOUS | Received: Tue 03 Aug 2021 | Validated: Mon 06 Sep 2021 | Status:
Application in Progress
Comment:

Members comments were neutral however they would positively support these proposals if a green roof could be incorporated

Planning Applications validated for week of 20th September 2021

Loft conversion with hip to gable and rear dormer 2 Fitzjohns Road
Ref. No: SDNP/21/04611/HOUS | Received: Wed 08 Sep 2021 | Validated: Fri 10 Sep 2021 | Status:
Application in Progress
Comment:

Planning Applications validated for week of 27th September 2021

Removal of existing external signage, removal of external ATM and re-instate glazing, removal of internal counters interview rooms and all internal furniture 190 High Street
Ref. No: SDNP/21/04812/LIS | Received: Wed 22 Sep 2021 | Validated: Thu 23 Sep 2021 | Status:
Application in Progress
Comment:

Removal of existing external signage, removal of external ATM and re-instate glazing, removal of internal counters interview rooms and all internal furniture 190 High Street
Ref. No: SDNP/21/04811/FUL | Received: Wed 22 Sep 2021 | Validated: Wed 22 Sep 2021 | Status:
Application in Progress
Comment:

Change of use of storage area to self contained studio apartment (C3) 3 Fisher Street

Ref. No: SDNP/21/04725/FUL | Received: Wed 15 Sep 2021 | Validated: Wed 22 Sep 2021 | Status:

Application in Progress

Comment:

Proposed shed and enlargement of existing conservatory 9A St Johns Terrace

Ref. No: SDNP/21/04645/HOUS | Received: Fri 10 Sep 2021 | Validated: Wed 15 Sep 2021 | Status:

Application in Progress

Comment:

Two storey rear and single storey side extension 1 Hill Road

Ref. No: SDNP/21/04606/HOUS | Received: Wed 08 Sep 2021 | Validated: Fri 10 Sep 2021 | Status:

Application in Progress

Comment:

Planning Applications validated for week of 4th October 2021

Variation of condition 2 of planning application SDNP/21/03311/HOUS to amend the approved extension including alterations to rear doors, external finish and installation of sedum roof and additional rooflight
28 Winterbourne Close

Ref. No: SDNP/21/04875/CND | Received: Mon 27 Sep 2021 | Validated: Mon 27 Sep 2021 | Status:
Application in Progress

Comment:

Internal alterations to change the use of the building from 2 no. self-contained flats to a single dwelling
Vipers Wharf Railway Lane Lewes

Ref. No: SDNP/21/04832/HOUS | Received: Thu 23 Sep 2021 | Validated: Mon 27 Sep 2021 | Status:
Application in Progress

Comment:

Replacement of windows and window repairs, minor internal alterations to partitions, internal floor and wall finish alterations and changes to the heating and ventilations systems

98 High Street Lewes

Ref. No: SDNP/21/04804/LIS | Received: Wed 22 Sep 2021 | Validated: Fri 24 Sep 2021 | Status:
Application in Progress

Comment:

Retrospective change of colour of exterior elevations from gardenia to green ivy

Gallows Bank Abinger Place

Ref. No: SDNP/21/04637/FUL | Received: Thu 09 Sep 2021 | Validated: Wed 29 Sep 2021 | Status:
Application in Progress

Comment:

Dear Clerk

The SDNPA is preparing a Technical Advice Note (TAN) on community-based renewable energy proposals and we'd welcome the input of parish and town councils. The purpose of the TAN is to help applicants (householders, community organisations or local businesses) to make successful planning applications for micro-generation or community-based renewable energy schemes in the South Downs National Park (SDNP). Once published, the TAN will be a material consideration for development management.

We would like to hear what guidance and information parishes would like to see in the TAN. Currently it is proposed to include guidance on the following:

- What is micro-generation / community-based renewables?
- Do I need planning permission? Permitted Development Rights, Prior Approval
- Making a pre-app enquiry
- Submitting an application – what to include?
- Principles for considering appropriate location for renewables
- Principles for assessing impact on landscape
- Biodiversity and contributing to net gain
- Guidance on Policy SD5I criteria relating to loss of agricultural land
- Community Infrastructure Levy funding opportunities
- Case studies

Can I suggest you have this as an item to discuss at your next meeting, or if this isn't possible can you circulate this email to your Councillors so they can feedback directly? We'd welcome comments on the scope of the TAN and if possible, please can you provide feedback by **Monday 1st November. Please send any comments / thoughts to amy.tyler-jones@southdowns.gov.uk**

We are aiming to take the draft TAN to Planning Committee in January 2022, followed by a period of targeted consultation before the TAN is published.

Best wishes

Amy

Amy Tyler-Jones
Senior Planning Policy Officer
South Downs National Park Authority