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**LEWES
TOWN
COUNCIL**

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To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 2nd November 2021**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.



Town Clerk
27th 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, 12th October 2021.
6. **SDNPA – TECHNICAL ADVICE NOTICE (TAN)**
This was deferred from the October Meeting. Members to prepare feedback for this meeting.
7. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 11th October, 18th October 2021 and 25th October 2021.
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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 - 4:00pm Monday to Friday. 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

MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 12th October 2021**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs Dr J Baah; S Catlin (*Chairman*); R Handy, I Makepeace, M Milner; S Sains, and (*not appointed to C'ttee*) Dr W Maples

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

PC2021/028 **APOLOGIES FOR ABSENCE:** Apologies were noted from Cllr Lamb who was on holiday.

It was resolved that:

PC2021/028.1 Apologies for absence from this meeting are noted

PC2021/029 **MEMBERS' DECLARATIONS OF INTEREST:** There were none

PC2021/030 **QUESTION TIME:** There were 4 members of the public present.

PC2021/031 **CHAIRMAN'S ANNOUNCEMENTS:** There were none.

PC2021/032 **MINUTES:** The Minutes of the meeting held on 21st September 2021 were received and signed as an accurate record.

PC2021/033 **FORMER LEWES BUS STATION PROPOSALS:**

The Chairman welcomed Nick Francis (ECE Architecture), George Steele (Caneparo Associates), Paul Burgess (Lewis & Co), Edward Orr (Generator Group), Paula Seager (Natural PR) and Paul Zara (Zara Associates) who briefed the Committee on the latest pre-application proposals for the former bus station site.

The proposals from Generator Group included 420 sqm of ground floor commercial space (3 units) as the site was in Flood Zone 2, and 37 high-quality residential units to include 3 houses. The design would offer improvements to pedestrian and vehicular movement together with an interesting mix of roofscape designs including green roofs. The development would offer 18 parking spaces, EV charging stations, cycle storage, sustainability enhancements, and would have new areas of landscaped public realm.

There had been discussions with East Sussex County Council (ESCC) and South Downs National Park Authority (SDNPA) regarding alternative sites for bus stops in the centre of the town where there could also be space for a Café and Public toilets. The Generator Group had so far identified 9 sites where an alternative might be delivered.

An open day where the public and local businesses could express their views on the development was to be held on Wednesday 20th October 2021 in the warehouse at the former Bus Station. There would also be an online public consultation at www.eastgatestreetlewes.com

A question and answer session followed with Members and members of the public expressing a variety of views regarding the proposals. Disappointment was expressed at the proposed alternative sites for a Bus Station/Transport Hub, none of which were considered appropriate. Members also stressed the importance of informing rural villages surrounding Lewes regarding details of the drop-in exhibition on 20th October and other consultations.

PC2021/028

SDNPA – TECHNICAL ADVICE NOTICE (TAN)

Members were advised of a request from the South Downs National Park Authority for input regarding a draft TAN on community-based renewable energy proposals. The purpose of the TAN was 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. Members were asked to give their feedback at the next meeting on 2nd November 2021, or individuals could respond directly to the email address given in the agenda.

PC2021/029

PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 20th September, 27th September and 4th October 2021. Their comments are appended.

PC2021/030

MISCELLANEOUS PLANNING ISSUES: There were none.

The meeting ended at 8:20pm

Signed:

Date:

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:

Members comments were neutral on this application although they welcomed the inclusion of a bird box.

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:

Members made no 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:

Members made no 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:

The committee's comments regarding these proposals were neutral

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:

The committee's comments regarding these proposals were neutral

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:

The committee's comments regarding these proposals were neutral

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:

The committee's comments regarding these proposals were neutral

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:

The committee's comments regarding these proposals were neutral

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:

Whilst members approve the principle of repairs and alterations in these proposals it was felt that the design and materials were out of keeping with the period of the building

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:

The committee's comments regarding these proposals were neutral

Planning Applications validated for week of 11th October 2021

Scoping Opinion in respect of a residential-led mixed use development at the Phoenix Site, North Street, Lewes, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations).

Phoenix Site North Street

Ref. No: SDNP/21/05114/SCOPE | Received: Fri 08 Oct 2021 | Validated: Fri 08 Oct 2021 | Status:

Application in Progress

Comment:

Erection of a single detached garage - Vega Kingston Road

Ref. No: SDNP/21/04800/HOUS | Received: Tue 21 Sep 2021 | Validated: Fri 01 Oct 2021 | Status:

Application in Progress

Comment:

Planning Applications validated for week of 18th October 2021

Installation of new door and decking to existing rear extension and reconfiguration of windows
3 Manor Terrace Potters Lane

Ref. No: SDNP/21/04932/HOUS | Received: Wed 29 Sep 2021 | Validated: Wed 06 Oct 2021 | Status:
Application in Progress

Comment:

Planning Applications validated for week of 25th October 2021

Loft conversion with front rooflights and rear dormer, basement extension and internal alterations
13 Mount Pleasant

Ref. No: SDNP/21/05231/HOUS | Received: Tue 19 Oct 2021 | Validated: Tue 19 Oct 2021 | Status:
Application in Progress

Comment:

Loft conversion with front rooflights and rear dormer, basement extension and internal alterations
13 Mount Pleasant

Ref. No: SDNP/21/05232/LIS | Received: Tue 19 Oct 2021 | Validated: Tue 19 Oct 2021 | Status:
Application in Progress

Comment:

retrospective installation of a lavatory, sink and storage cupboard in the Chalk Gallery
4 North Street

Re

Ref. No: SDNP/21/05030/LIS | Received: Wed 06 Oct 2021 | Validated: Fri 08 Oct 2021 | Status:
Application in Progress

Comment:

Retrospective installation of a lavatory, sink and storage cupboard in the Chalk Gallery
4 North Street

Ref. No: SDNP/21/05029/HOUS | Received: Wed 06 Oct 2021 | Validated: Fri 08 Oct 2021 | Status:
Application in Progress

Comment:

Internal alterations and installation of new rooflight
80B High Street

Ref. No: SDNP/21/04807/HOUS | Received: Wed 22 Sep 2021 | Validated: Thu 30 Sep 2021 | Status:
Application in Progress

Comment:

Internal alterations and new rooflight
80B High Street

Ref. No: SDNP/21/04808/LIS | Received: Wed 22 Sep 2021 | Validated: Thu 30 Sep 2021 | Status:
Application in Progress

Comment:

Proposed office and ancillary facilities to support business on site
The Forecourt Court Road Car Park

Ref. No: SDNP/21/04794/FUL | Received: Fri 17 Sep 2021 | Validated: Thu 14 Oct 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 SD51 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