

How to contact us

Write to:

Town Hall, High Street

Lewes, East Sussex

BN7 2QS

Find us online: www.lewes-tc.gov.uk

Call: 01273 471469

Email: townclerk@lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held in the **Council Chamber, Town Hall, Lewes** on **Tuesday 15th March 2022**, at **7.00pm** which you are summoned to attend.

L Chrysostomou
Town Clerk
8th March 2022

AGENDA

1. Filming of Council meetings and mobile phones:

During this meeting, the public are allowed to film the Committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. Any items in the Exempt Part of an agenda cannot be filmed. If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. Please switch mobile devices to silent for the duration of the meeting.

2. Apologies:

To receive apologies from members of the committee who are unable to attend.

3. Member's Declarations of Interest:

To note declarations of any personal or prejudicial interests in matters on this agenda.

4. Question Time:

To receive questions regarding items on this agenda. Members of the public are invited to ask questions or raise issues which are relevant and are the concern of this committee. A period of 15 minutes is allocated for this purpose. If possible, notice of intention to address the Committee should be given to the Clerk by noon the day before the meeting.

5. Minutes:

To agree the Minutes of the Meeting held on Tuesday 22nd February 2022 (pages 3 to 6)

6. Chair's Announcements:

To receive any announcements from the Chair of the Committee.

7. Planning applications *:

7.1 To consider the relevant sections of the lists dated: 21st February 2022 (page 7), 28th February 2022 (pages 8 - 9), and 7th March 2022 (pages 10 - 12).

8. Miscellaneous Planning Issues:

To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*

* 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: Committee Members

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

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Write to:

Town Hall, High Street

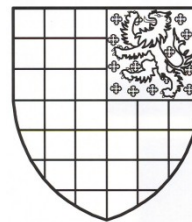
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**LEWES
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Minutes of a Meeting of the **Planning and Conservation Committee** held in the **Council Chamber, Town Hall, Lewes** on **Tuesday 22nd February 2022** at **7.00pm**

Present: Cllrs J Baah, S Catlin (Chair), R Handy, J Lamb, I Makepeace and Sains

In attendance: Town Clerk, Committee Administrator

77. **Apologies:** Apologies were noted from Cllr Milner due to a medical issue. It was **resolved** that:
- 77.1 Apologies for absence from this meeting are noted.
78. **Member's Declarations of Interest:** There were none.
79. **Question Time:** There were none
80. **Minutes:** The Minutes of the meeting held on 1st February 2022 were received and signed as an accurate record.
81. **Chair's announcements:** Members were informed that the Town Clerk had accepted the offer of a meeting from the South Downs National Park regarding affordable housing and local plans (including the Lewes Neighbourhood Plan (LNP). An invitation would be extended to representatives from the Conservation Area Advisory Group, Friends of Lewes, LNP Steering Group, Lewes District Council Planning Officers and Lewes District Councillors.
82. **Planning Applications:** The Committee considered the relevant sections of the lists of applications validated in the weeks commencing 31st January 2022, 7th February 2022 and 14th February 2022. Their comments are appended.
83. **Miscellaneous Planning Issues:**
SDNP/21/01724/CND – 44a Morris Road, Lewes – The Committee was disappointed that Lewes District Council had approved this application against the recommendation of Lewes Town Council. The Committee thanked Cllr Milner for contacting the owner directly to request a time-lock be placed on the gate, so it was open for limited times to continue to provide access.
SDNP/21/06067/HOUS – 75 Highdown Road – This application had been undecided by Lewes Town Council due to concerns regarding the oversized dormer. The application had been refused by the SDNPA.
SDNP/21/05714/HOUS – 26 Windover Crescent – Lewes Town Council was generally neutral on this application. The application had been refused by the SDNPA.

The meeting ended at 7:35pm

Signed: Date:

Erection of air source heat pump enclosure and plant Sussex Downs College Mountfield Road
Ref. No: SDNP/22/00385/FUL | Received: Wed 26 Jan 2022 | Validated: Wed 26 Jan 2022 | Status:
Application in Progress

Comment:

Members support this application

Part single-storey, part two-storey side and rear extension, conversion of garage and replacement of all windows 26 Windover Crescent

Ref. No: SDNP/22/00230/HOUS | Received: Tue 18 Jan 2022 | Validated: Tue 18 Jan 2022 | Status:
Application in Progress

Comment:

Members comments were neutral however they would encourage a green roof and Members noted that this application appears to meet the criteria applied in respect of improving Swift nesting opportunities and it is recommended that the application is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

Demolition of existing conservatory and erection of replacement side extension 15 Gundreda Road

Ref. No: SDNP/22/00144/HOUS | Received: Thu 13 Jan 2022 | Validated: Mon 24 Jan 2022 | Status:
Application in Progress

Comment:

Members were neutral on this application and felt that there was ambiguity in the design proposal so were unable to support the application. Members discussed concerns over cladding.

Demolition of existing outbuilding and erection of single storey rear extension 3 St Martin's Lane

Ref. No: SDNP/22/00047/FUL | Received: Thu 06 Jan 2022 | Validated: Thu 06 Jan 2022 | Status:
Application in Progress

Comment:

Members support this application and were pleased the applicant considered the iconic shop front in their use of materials.

Retrospective replacement of garden fence

2 the Grandstand, The Motor Road, Old Racecourse, Lewes

Ref: No: SDNP/22/0388/HOUS | Received: Wed 26 Jan 2022 | Validated Wed 26th Jan 2022

Comment:

Members were neutral on this application

Single storey rear extension with roof terrace and single storey side extension 4 Warren Close

Ref. No: SDNP/22/00328/HOUS | Received: Tue 25 Jan 2022 | Validated: Wed 26 Jan 2022 |
Status: Application in Progress

Comment:

Members were neutral on this application

Various internal and external alterations including flood resilience works, internal layout changes and refurbishment of toilet facilities The Lewes New School Talbot Terrace
Ref. No: SDNP/22/00348/LIS | Received: Tue 25 Jan 2022 | Validated: Mon 31 Jan 2022 | Status: Application in Progress

Comment:

Members support this application and encourage further educational use.

Proposed single storey rear extension 24 Monks Way Lewes BN7 2EX
Ref. No: SDNP/22/00182/HOUS | Received: Fri 14 Jan 2022 | Validated: Thu 20 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Single-storey rear extension and associated landscape excavation works, including the formation of a rear courtyard area. Cladding the existing rear facade rear of the property with hung tiles at first floor and render at ground floor and a new, high-level clerestory side window

21 Cranedown

Ref. No: SDNP/21/06316/HOUS | Received: Tue 21 Dec 2021 | Validated: Mon 24 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application however suggest the use of permeable materials in the rear courtyard.

Replacement of existing frosted UPVC window with non-frosted glass timber sash window
19 Cleve Terrace

Ref. No: SDNP/21/04279/HOUS | Received: Tue 17 Aug 2021 | Validated: Mon 17 Jan 2022 | Status: Application in Progress

Comment:

Members strongly support this application

Single storey rear extension, garden room with raised terrace, rooflight to front, revised fenestrations and dormer windows to rear 6 Bradford Road

Ref. No: SDNP/22/00542/HOUS | Received: Fri 04 Feb 2022 | Validated: Mon 07 Feb 2022 | Status: Application in Progress

Comment:

Members were neutral on this application however would recommend low transmittance glass due to the increased fenestration and its impact on the night sky policy. Members also recommended a green roof on the garden room to mitigate the concrete base

Painting of the stall riser and door and installation of signage comprising of 2 non illuminated sets of fascia text and 2 non illuminated awnings 34 - 35 High Street

Ref. No: SDNP/22/00518/LIS | Received: Thu 03 Feb 2022 | Validated: Mon 07 Feb 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

2 sets of non-illuminated fascia signs and 2 non-illuminated awnings 34 - 35 High Street
Ref. No: SDNP/22/00504/ADV | Received: Wed 02 Feb 2022 | Validated: Mon 07 Feb 2022 | Status:
Application in Progress

Comment:

Members were neutral on this application

Single storey rear extension and the erection of front and rear dormers 15 Talbot Terrace
Ref. No: SDNP/22/00365/HOUS | Received: Tue 25 Jan 2022 | Validated: Tue 01 Feb 2022 | Status:
Application in Progress

Comment:

Members were generally neutral on this application, however they felt that the rear dormer appeared over-large and was above the roofline.

Redecorating window and door frames 19 Lansdown Place
Ref. No: SDNP/22/00355/HOUS | Received: Tue 25 Jan 2022 | Validated: Mon 31 Jan 2022 | Status:
Application in Progress

Comment:

Members support this application and suggested that whilst the scaffolding was in place the opportunity is taken for the installation of Swift boxes

Redecorating window and door frames 19 Lansdown Place
Ref. No: SDNP/22/00356/LIS | Received: Tue 25 Jan 2022 | Validated: Mon 31 Jan 2022 | Status:
Application in Progress

Comment:

Members support this application and suggested that whilst the scaffolding was in place the opportunity is taken for the installation of Swift boxes

Re-roof turret and two conservation rooflights 19 Prince Edwards Road
Ref. No: SDNP/22/00245/HOUS | Received: Wed 19 Jan 2022 | Validated: Mon 07 Feb 2022 |
Status: Application in Progress

Comment:

Members were neutral on this application although it was noted that this application appears to meet the criteria applied in respect of improving Swift nesting opportunities and it is recommended that the application is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

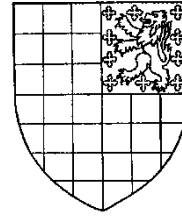
Erection of polycarbonate canopy and associated works over existing external asphalt play area
Western Road Community Primary School Southover High Street
Ref. No: SDNP/21/04797/FUL | Received: Tue 21 Sep 2021 | Validated: Fri 28 Jan 2022 | Status:
Application in Progress

Comment:

Members support this application

MEMORANDUM

To: All Town Councillors
Date: 22nd February 2022



**LEWES
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COUNCIL**

Subject: Planning Applications validated for week of 21st February 2022

The following planning applications have been validated by the planning authority for the week of 21st February 2022. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on Tuesday 15th March 2022.

Change of use from A1 retail with a flat above to a self contained C3 dwelling with associated alterations 90 High Street

Ref. No: SDNP/22/00782/FUL | Received: Tue 15 Feb 2022 | Validated: Tue 15 Feb 2022 | Status: Application in Progress

Comment:

Change of use from A1 retail with a flat above to a self contained C3 dwelling with associated alterations 90 High Street

Ref. No: SDNP/22/00783/LIS | Received: Tue 15 Feb 2022 | Validated: Tue 15 Feb 2022 | Status: Application in Progress

Comment:

Upgrade of existing telecommunications installation on existing 60m mast. Removal and replacement of 3 no. antennas Malling House, Sussex Police Hq

Ref. No: SDNP/22/00673/FUL | Received: Thu 10 Feb 2022 | Validated: Thu 10 Feb 2022 | Status: Application in Progress

Comment:

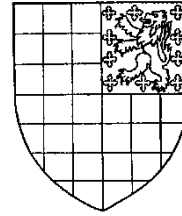
Part two storey, part single storey rear extension, creation of porch and reconfiguration of staircase 13 Mill Road

Ref. No: SDNP/22/00600/HOUS | Received: Tue 08 Feb 2022 | Validated: Fri 11 Feb 2022 | Status: Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 1st March 2022



**LEWES
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Subject: Planning Applications validated for week of 28th February 2022

The following planning applications have been validated by the planning authority for the week of 28th February 2022. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on Tuesday 15th March 2022.

Replacement of existing metal framed windows with double glazed UPVC windows to the front and rear 35 Talbot Terrace

Ref. No: SDNP/22/01017/HOUS | Received: Fri 25 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Application in Progress

Comment:

Replacement of existing front rooflight with dormer, replacement of the existing rear rooflights, replacement of fibre cement tile roof with traditional slate and erection of bike shed to garden with green roof 126 Western Road

Ref. No: SDNP/22/01006/HOUS | Received: Fri 25 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Application in Progress

Comment:

Conversion of existing garage into ancillary workspace, alterations to west and east elevations, including removal of porch, amended glazing, and first-floor balcony to bedroom, pergola, minor addition to rear ground floor Kilimani Cuilfail

Ref. No: SDNP/22/00927/HOUS | Received: Tue 22 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Application in Progress

Comment:

Proposed garden studio to replace existing shed/workshop

The Workshop Pipe Passage

Ref. No: SDNP/22/00897/HOUS | Received: Fri 18 Feb 2022 | Validated: Fri 18 Feb 2022 | Status:

Application in Progress

Comment:

Demolition of existing buildings contained within a former woodyard

The White House Eastgate Wharf

Ref. No: SDNP/22/00879/FUL | Received: Fri 18 Feb 2022 | Validated: Fri 18 Feb 2022 | Status:

Application in Progress

Comment:

Proposed single storey rear extension and loft conversion with dormer window to rear elevation

39 Abinger Place

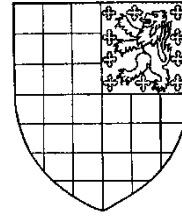
Ref. No: SDNP/22/00295/HOUS | Received: Fri 21 Jan 2022 | Validated: Mon 21 Feb 2022 |

Status: Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 8th March 2022



**LEWES
TOWN
COUNCIL**

Subject: Planning Applications validated for week of 7th March 2022

The following planning applications have been validated by the planning authority for the week of 7th March 2022. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on Tuesday 15th March 2022.

New render colour to the front wall; repainting the front ground and first floor windows and door frames, sign board frame and canopy; replacement of front wall tiles to timber boarding; replacement of rear uPVC dormer window to timber window and part retrospective for new sign board 7 Fisher Street

Ref. No: SDNP/22/01201/LIS | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

New render colour to the front wall; repainting the front ground and first floor windows and door frames, sign board frame and canopy; replacement of front wall tiles to timber boarding; replacement of rear uPVC dormer window to timber window and part retrospective for new sign board 7 Fisher Street

Ref. No: SDNP/22/01135/FUL | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

Demolition of existing outbuilding and replacement with garden room at the rear 117 High Street
Ref. No: SDNP/22/01188/LIS | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

Demolition of existing outbuilding and replacement with garden room at the rear 117 High Street
Ref. No: SDNP/22/01112/HOUS | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 |
Status: Application in Progress

Comment:

To raise the height of a section of front wall from 0.9m to 1.5m using brick and flint to match the existing walls 24 Bradford Road

Ref. No: SDNP/22/01037/HOUS | Received: Mon 28 Feb 2022 | Validated: Mon 28 Feb 2022 |
Status: Application in Progress

Comment:

Proposed 5no. conservation rooflights to west facing inner roof slope and 2no. conservation plateau rooflights to flat roof 137 High Street

Ref. No: SDNP/22/00906/LIS | Received: Mon 21 Feb 2022 | Validated: Thu 24 Feb 2022 | Status:
Application in Progress

Comment:

Proposed 5no. conservation rooflights to west facing inner roof slope and 2no. conservation plateau rooflights to flat roof 137 High Street

Ref. No: SDNP/22/00905/FUL | Received: Mon 21 Feb 2022 | Validated: Thu 24 Feb 2022 |
Status: Application in Progress

Comment:

Erection of garden studio to side passage of house, altered fencing around garden and installation of gate to side fence and installation of boiler and boiler flue 10 Southover High Street

Ref. No: SDNP/22/00916/LIS | Received: Mon 21 Feb 2022 | Validated: Mon 28 Feb 2022 |
Status: Application in Progress

Comment:

Proposed replacement of internal doors with traditional-style four panel fire doors with integrated vision panels 137 High Street

Ref. No: SDNP/22/00864/LIS | Received: Thu 17 Feb 2022 | Validated: Wed 23 Feb 2022 | Status: Application in Progress

Comment:

Proposed removal of staircase enclosure at ground and first floor, replace with open handrail and removal of partition wall at first floor 137 High Street

Ref. No: SDNP/22/00867/LIS | Received: Thu 17 Feb 2022 | Validated: Wed 23 Feb 2022 | Status: Application in Progress

Comment: