

## How to contact us

Write to:

Town Hall, High Street  
Lewes, East Sussex  
BN7 2QS

Find us online: [www.lewes-tc.gov.uk](http://www.lewes-tc.gov.uk)

Call: 01273 471469

Email: [townclerk@lewes-tc.gov.uk](mailto: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 11<sup>th</sup> January 2022**, at **7.00pm** which you are summoned to attend.

L Chrysostomou  
Town Clerk  
5<sup>th</sup> January 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 14<sup>th</sup> December 2021 (pages 3-8)

### 6. **Chair's Announcements:**

To receive any announcements from the Chair of the Committee.

### 7. **To consider a letter from Pegasus Group:**

Proposed electronic communications apparatus at Cornerstone 108391 St Annes Crescent, off Western Road, Lewes, BN7 1SD (E: 540904 N: 109976) (page 9-17)

### 8. **To consider the Historic England consultation case number 1479321**

<https://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=1F6E044F-0DE4-4861-9865-F08D050F1515&cn=58B67076-BD1B-440B-A731-9D3CDAF0D1F7>

## **9. Planning applications \*:**

**9.1** To consider the relevant sections of the lists dated: 13<sup>th</sup> December (page 18-19), 20<sup>th</sup> December 2021 (page 20-21), 27<sup>th</sup> December 2021 (page 22-23) and 3<sup>rd</sup> January 2022 (page 24).

## **10. Miscellaneous Planning Issues:**

To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*

**10.1** To consider a variation of condition 15 of planning application SDNP/16/01310/CND to remove requirement for public thoroughfare to be retained (page 25-26)

<p>* <u>Please note</u>: 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.</p>
---

**Distribution:** Committee Members

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

## How to contact us

Write to:

Town Hall, High Street

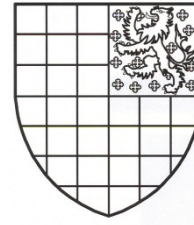
Lewes, East Sussex

BN7 2QS

Find us online: [www.lewes-tc.gov.uk](http://www.lewes-tc.gov.uk)

Call: 01273 471469

Email: [townclerk@lewes-tc.gov.uk](mailto:townclerk@lewes-tc.gov.uk)



**LEWES  
TOWN  
COUNCIL**

## **Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 14<sup>th</sup> December 2021 at 7.00pm**

**Present:** Cllrs S Catlin (Chair), J Baah, J Lamb and I Makepeace

**In attendance:** Town Clerk; Committee Administrator

### **52. Apologies**

Apologies were noted from Cllr Handy who had a work commitment and Cllrs Milner and Sains who were unwell.

It was **resolved** that:

**52.1** Apologies for absence from this meeting are noted.

**53. Member's Declarations of Interest:** Cllrs Baah and Lamb declared an interest in SDNP/21/05253/FUL 171/172 High Street in that they are both Trustees of the Lewes Exhibition Fund who own the building.

**54. Question Time:** There were none

**55. Minutes:** The Minutes of the meeting held on 23<sup>rd</sup> November 2021 were received and signed as an accurate record.

**56. Chair's announcements:** There were none

### **57. Letter and bus re-provision assessment report received from the Generator Group as part of the pre-application (SDNP/21/03284/PRE):**

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.

**57.1** Members considered a letter and bus re-provision assessment report which had been received from the Generator Group, the owners of the Lewes Bus Station, who had given notice to East Sussex County Council to end their temporary licence to use the site as a bus station. Members felt that the letter and assessment was against the 'spirit' of the Lewes Neighbourhood Plan and was not offering an alternative bus interchange in a central location with public facilities.

**57.2** The Committee noted that there would be a stakeholder meeting, proposed by the South Downs National Park Authority (SDNPA) to be held imminently.

**57.3** There had been no consultation by the Generator Group beyond the 2,500 leaflet drop in the local vicinity and certainly nothing outside of Lewes despite this being requested by the Planning Committee directly to the Generator Group at the Committee meeting on 12<sup>th</sup> October 2021.

**57.4** In the re-provision assessment report, it was indicated that there were 8 options for the provision of a bus station, however when these were itemised the majority were bus stops which do not adhere to the Lewes Neighbourhood Plan and would be

problematic in a Town with narrow roads; the Committee refute that these are options. The existing site had not been offered as an option assessment.

**57.5** The Bus Station, as an allocated site in the Local Plan should have affordable housing, none of which is proposed in the Generator Group's proposal.

**57.6** It was noted that there was a lot of background to this site and other sites within the vicinity, such as the Wenban Smith site, and this needed to be looked at by the SDNPA when exploring future provision of a bus interchange.

**57.7** Members **STRONGLY OBJECT** to the pre-application proposal for reasons that:

- No allocation had been made for affordable housing as per the Lewes Neighbourhood Plan
- There was concern regarding the height and mass in a prominent location and insufficient space to provide enough landscaping
- There was concern about the impact on air quality and traffic with many of the options
- Lack of consultation on the scheme to all residents of Lewes and outlying Parishes

**57.8** It was agreed that the Town Clerk write to the Brighton and Hove, Compass and CTLA Bus Companies and East Sussex County Council (ESCC) to ask what emergency provisions are to be made should the Notice be enforced.

**57.9** Additionally, the Clerk write to the Generator Group stating that the Town Council was disappointed to learn that notice had been served to ESCC given the Lewes Neighbourhood Plan clearly states the existing bus station will be retained until a suitable alternative Town Centre site can be found. The Council is concerned about the significant detrimental impact this will have on the Town, its economy and those reliant on bus services, particularly the vulnerable and elderly. The Town Council urges the Generator Group to work with the relevant organisations to maximise the opportunity for the Town to realise its aspiration for a Town Centre interchange and to withdraw their notice to ESCC until they comply with the policies

**58. Planning Applications:** The Committee considered the three Pre-Apps (w/c 15<sup>th</sup> November) and relevant sections of the lists of applications validated in the weeks commencing 2<sup>nd</sup> November, 9<sup>th</sup> November and 15<sup>th</sup> November 2021. Their comments are appended.

**59. Miscellaneous Planning Issues:**

Members were advised that:

**59.1 Amendment to SDNP/20/05799/FUL – Formers Pells School site:**

The Planning Committee had commented on this application at their meeting on 23<sup>rd</sup> November 2021. The SDNPA had responded that they were expecting some small revisions to the application and would notify LTC when these were received. The amendments were unlikely to be of a level of scale whereby the SDNPA would re-consult, however the Town Council may wish to provide a further response. Members wished to record their gratitude to the SDNPA for their response.

**59.2 SDNP/21/01996/FUL – Land at Southdowns Road:**

Correspondence had been received from SDNPA regarding this application on 2<sup>nd</sup> December 2021 which was due to be decided under delegated power. The final response regarding this application from Mr Ainslie was that although his recommendation might not be as the Town Council would have wished, be assured that careful consideration was given to concerns raised. This application had been **OBJECTED** by the Planning Committee in April 2015 and July 2021.

**59.3 OVESCO –** The East Sussex Community Energy Organisation were finalising plans for a solar farm located north of Norlington Land, Ringmer and a planning application would be submitted to Lewes District Council in due course.

**59.4 SDNP/21/03740/ADV – The Kings Head – externally illuminated fascia, externally illuminated hanging sign, amenity board, 2no chalkboards and 1no new lantern:**

Planning permission had been granted in respect of this application to which Members had objected when this application was considered in November 2020.

The meeting ended at 8:10pm

Signed: .....

Date: .....

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**Redevelopment of Phoenix Industrial Estate**

Ref. No: SDNP/21/05675/PRE | Received: Tue 09 Nov 2021 | Validated: Tue 09 Nov 2021 |

Status: Application in Progress

**Comment:**

The Committee agreed with the pertinent questions from the South Downs National Park. There were aspects of the scheme which the Committee found appealing; however the lack of detail was noticeable, particularly how the 50% affordable housing goal was to be achieved. This would need to be re-visited before a full Planning Application was submitted

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**Redevelopment of site to create residential development of 20-30 dwellings, potentially with some office use. More detailed information including plans will be provided in advance of the meeting The Maltings Business Centre**

Ref. No: SDNP/21/05618/PRE | Received: Mon 08 Nov 2021 | Validated: Wed 10 Nov 2021 | Status:

Application in Progress

**Comment:**

Members felt unable to comment due to the lack of information on this application. However, Members felt that the site should remain a Business Centre, as stated in Policies SD34 and SD35 of the South Downs Local Plan. It is not a site allocated for housing in the Lewes Neighbourhood Plan.

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**Demolition of all existing buildings and construction of new mixed-use development with 950m<sup>2</sup> of commercial floorspace (Use Class E), 61 residential units and associated landscaping, external amenity space and parking.**

The Malthouse Daveys Lane

Ref. No: SDNP/21/05639/PRE | Received: Mon 08 Nov 2021 | Validated: Tue 09 Nov 2021 | Status:

Application in Progress

**Comment:**

Members noted that Policies SD35 and SD35 set out in the South Downs Local Plan aim to protect existing employment opportunities.

Members OBJECTED to this application as the development was too large and the site was not allocated as residential use in the Lewes Neighbourhood Plan or the South Downs Local Plan. The Committee stressed that central employment areas must be retained. There was also concern that the land was contaminated, and Southern Water has raised concerns regarding sewer provision.

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**Change of use of commercial part (26a) to restore to residential. Internal changes to use of rooms, including taking down some internal walls**

26A Station Street

Ref. No: SDNP/21/05672/PRE | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status:

Application in Progress

**Comment:**

The pre-application advice had been completed on the 2<sup>nd</sup> December. However, Members OBJECT to the change of use on this site until a marketing survey had been undertaken to prove the building had no demand as a community building.

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**Single-storey side extension with flat roof 38 The Meadows**

Ref. No: SDNP/21/05751/HOUS | Received: Wed 17 Nov 2021 | Validated: Wed 17 Nov 2021 | Status:

Application in Progress

**Comment:**

Members comments were generally neutral, however they felt that the application lacked detail, for example the Eco Systems Report wasn't submitted, and that the provision of a green roof should be encouraged

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

Ref. No: SDNP/21/05714/HOUS | Received: Mon 15 Nov 2021 | Validated: Mon 15 Nov 2021 | Status: Application in Progress

**Comment:**

Members comments were generally neutral, although they felt that the extension would cause overdevelopment of the site and the use of timber materials for the windows would be preferable

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Closure of the doorway between 171 and 172 High Street to create two independent retail units and retrospective permission for change of colour to the exterior shop front of 172 High Street

171-172 High Street

Ref. No: SDNP/21/05253/FUL | Received: Tue 19 Oct 2021 | Validated: Mon 22 Nov 2021 | Status: Application in Progress

**Comment:**

Members support this application

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Loft conversion with side dormer and velux windows 13 Ferrers Road

Ref. No: SDNP/21/05888/HOUS | Received: Wed 24 Nov 2021 | Validated: Wed 24 Nov 2021 | Status: Application in Progress

**Comment:**

Members felt that this application was contrary to the Friends of Lewes Design of Dormer Windows Planning Advice Note and section 4.1 Draft SDNPA Design Guide (Roof Extensions to Existing Residential Buildings) and therefore OBJECT

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Remove 2 sets of single glazed french doors and side lights, replace with wooden doors with slim wooden glazing bars Flat 1 34 King Henrys Road

Ref. No: SDNP/21/05749/FUL | Received: Wed 17 Nov 2021 | Validated: Wed 24 Nov 2021 | Status: Application in Progress

**Comment:**

Members support this application

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Removal of the white steel windows from the existing wooden subframes, replacement with powder coated slimline aluminium double glazed windows. Removal of the white uPVC French windows and replacement with powder coated slimline aluminium double glazed windows

26 The Avenue

Ref. No: SDNP/21/05585/HOUS | Received: Mon 08 Nov 2021 | Validated: Fri 12 Nov 2021 | Status: Application in Progress

**Comment:**

Members comments were neutral on this application, wood was preferable although they understood the need for slimline aluminium windows

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Replace timber fence with brick wall and erection of porch canopy, 2 Park Road

Ref. No: SDNP/21/06047/HOUS | Received: Thurs 2 Dec 2021 | Validated: 2 Dec 2021 | Status: Application in Progress

**Comment:**

The majority of the Committee were neutral on this application; one Member offered support

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Our ref: Cornerstone 108319 / P20-2204

10/12/2021

Lewes Town Council  
Town Hall  
High St  
Lewes  
BN7 2QS

Pegasus Group  
First Floor South Wing  
Equinox North  
Great Park Road  
Almondsbury  
Bristol BS32 4QL

Dear Sir / Madam

**PROPOSED ELECTRONIC COMMUNICATIONS APPARATUS AT CORNERSTONE 108319 ST ANNES CRESCENT, OFF WESTERN ROAD, LEWES, BN7 1SD (E: 540904 N: 109976)**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of identifying a suitable site in the Lewes area for a radio base station that will improve service provision for the operator. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of the operator's network improvement program, there is a specific requirement at this existing base station to install new network equipment in order to support 5G coverage as well as maintain existing 3G and 4G coverage levels.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:


- Location: Cornerstone 108319 St Annes Crescent

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SAPage 9 of 26  
[www.cornerstone.network](http://www.cornerstone.network)

- Existing 2 No. Antenna to be removed and replaced with 2 No. New Antenna and ancillary equipment. The proposal includes ancillary equipment including RRH's.

A number of options have been assessed in respect of the site search process and the preferred operator option, an upgrade of an existing site at St Annes Crescent (E: 540904 N: 109976) is considered the best option. Cellular networks are made up of several individual cell areas, each of which has a base station within it. A good analogy for describing a cellular network is that of a patchwork quilt with each cell area being one of the many patches that are sewn together making up the network 'quilt'. In order to upgrade this 'cell', any new equipment would need to be placed in close proximity to this existing base station. Otherwise, gaps in coverage elsewhere would require new base stations leading to a proliferation of sites in order to provide similar levels of coverage.

Given the context of the subject site is already characterised by electronic communications apparatus, providing additional equipment at this site is assessed as resulting in a limited degree of environmental change. As this is an existing telecoms site, no alternatives were considered.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 108319)


Yours faithfully,

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA



**Benjamin Rowe**  
**Planner**  
**Pegasus Group**  
**Email:** [Benjamin.rowe@Pegasusgroup.co.uk](mailto:Benjamin.rowe@Pegasusgroup.co.uk)


(for and on behalf of Cornerstone)

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Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 540904 N: 109976

**DIRECTIONS TO SITE:**  
 TAKE M23/A23 SOUTH TOWARDS BRIGHTON  
 FOLLOW UNTIL YOU ARE APPROX. 4 MILES  
 NORTH OF BRIGHTON (SIGN AT 5 MILES ON  
 LEFT HAND SIDE) TAKE A27  
 (WORTHING/LEWES) USING FILTER LANE ONTO  
 AND TURN RIGHT AT 2ND, FOLLOW ALONG  
 LEWES BYPASS, AT NEXT ROUNDABOUT TAKE  
 THE FIRST EXIT TOWARDS LEWES A277 AND  
 HAYWOODS HEATH A275 FOLLOW FOR ONE  
 MILE TO TR-FIC LIGHT GO STRAIGHT OVER  
 AND FOLLOW FOR 0.1MIS TURN RIGHT AT  
 LIGHTS GOING STRAIGHT AHEAD INTO COUNTY  
 HALL BEAR ROUND TO THE LEFT AND PARK  
 IN CAR PARK ON THE RIGHT

NOTES:

REV	MODIFICATION	BY	CHK	DATE
A	Issued for Approval	SAI	PR	04.12.21

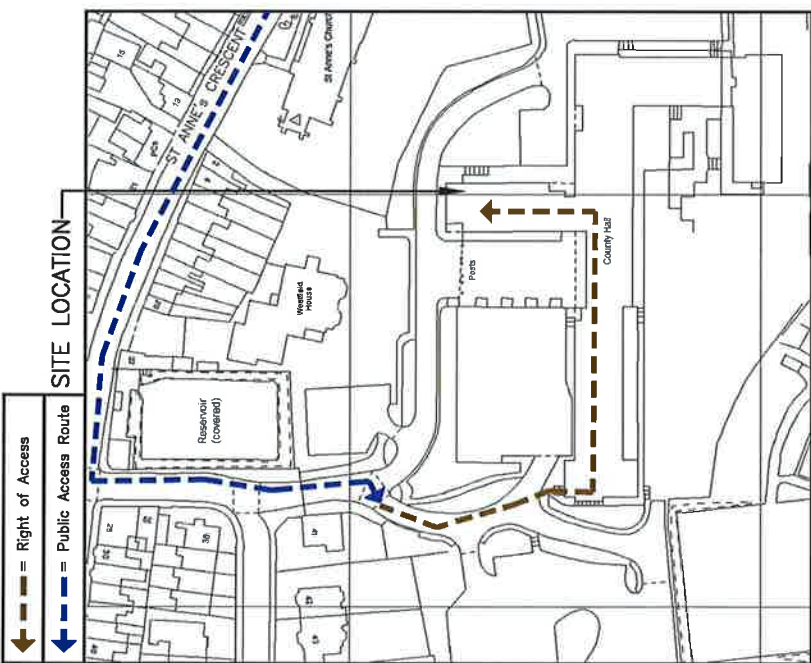


**O<sub>2</sub>**  
 CORNERSTONE - TEF SOUTH EAST

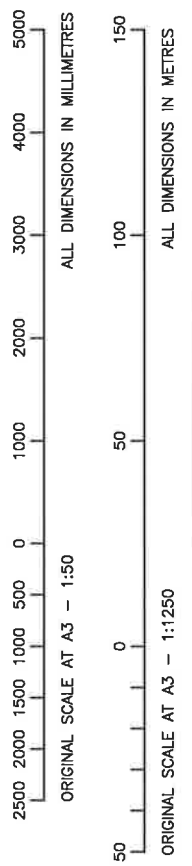
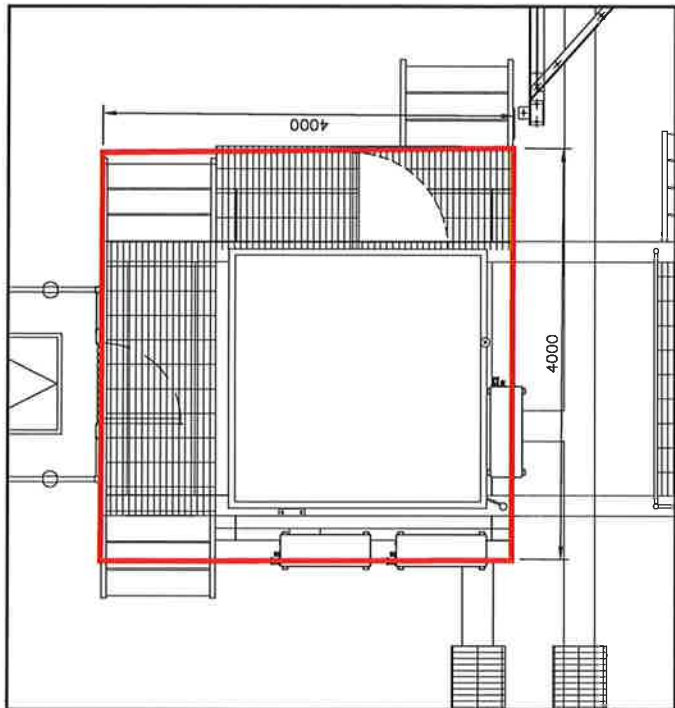
Cell Name	ST ANNE'S CRESCENT	OpL	-
Cell ID No	108319	TEF	VF
Cell ID No	067175	VF	3206

Site Address / Contact Details  
 ST ANNE'S CRESCENT  
 OFF WESTERN ROAD  
 LEWES  
 BN7 1SD

Drawing Title:	LEASE DRAWING
Purpose of Issue:	PLANNING
Drawing Number:	101
Surveyed By:	IP
Drawn:	SAI
Date:	04.12.21
Checked:	PR
Date:	04.12.21
Original Sheet Size:	A3
Issue:	A
Drawn:	SAI
Date:	04.12.21
Issue:	A



**DETAILED SITE LOCATION**  
 (Scale 1:1250)  
 Based upon Ordnance Survey map extract  
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The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with CORNERSTONE document: SDN0001 & SDN0013

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 540904 N: 109876  
 NOTES:

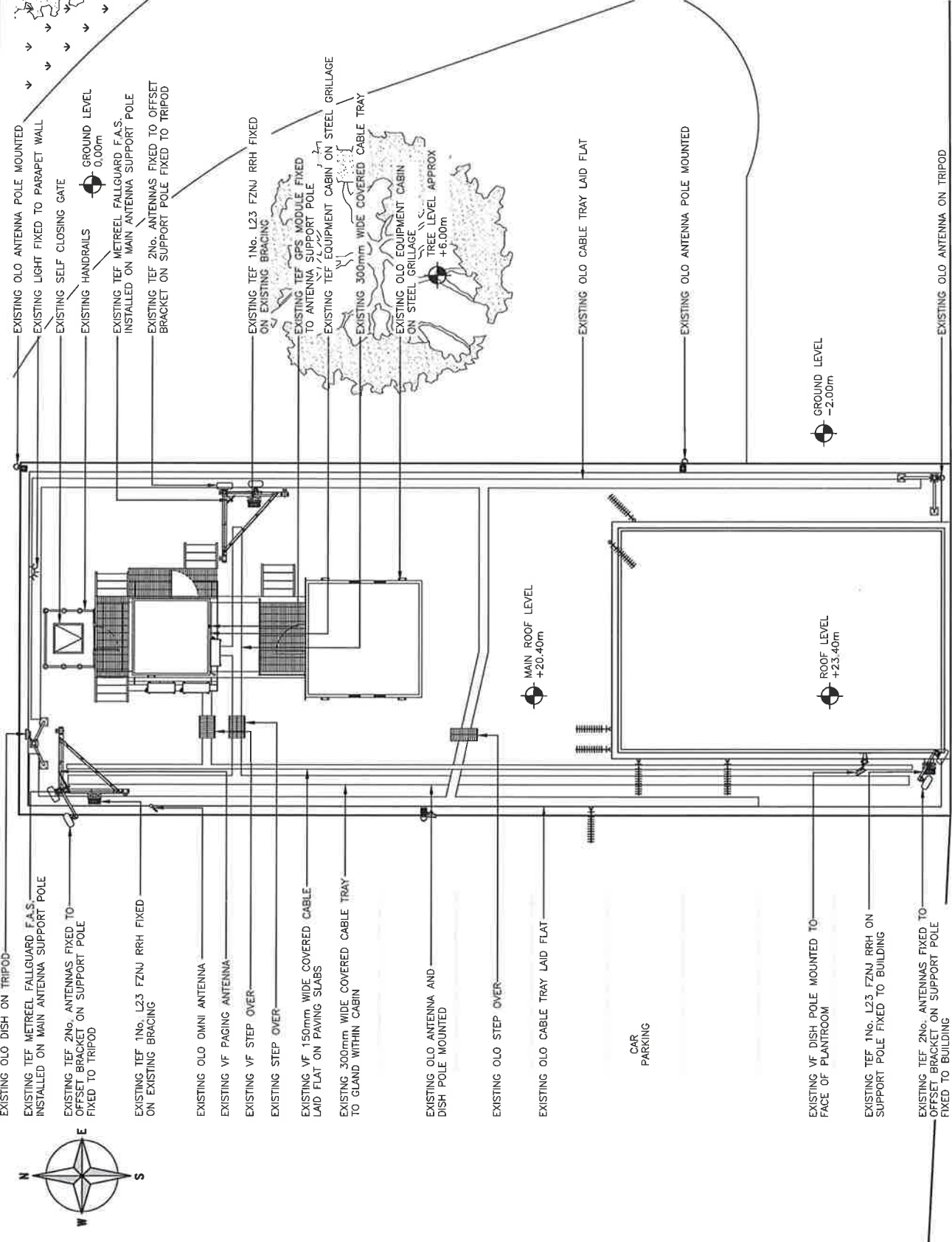
REV	MODIFICATION	BY	DATE
A	Issued for Approval	SAT	04.12.21



**O<sub>2</sub>**  
 CORNERSTONE - TEF SOUTH EAST  
 Cell Name  
 ST ANNE'S CRESCENT  
 Cell ID No  
 CORNERSTONE TEF VF  
 108319 067175 3206

Site Address / Contact Details  
 ST ANNE'S CRESCENT  
 OFF WESTERN ROAD  
 LEWES  
 BN7 1SD

Dwg. Rev.	PLANNING	Original Sheet Size:	A3	Issue	A
Drawing Number:	200	Checked	SB	Date:	04.12.21
Surveyed By:	P	Drawn:	SB	Checked	SB



EXISTING OLO ANTENNA ON TRIPOD  
 5000 0 5000 10000  
 ORIGINAL SCALE AT A3 - 1:125  
 ALL DIMENSIONS IN MILLIMETRES

**EXISTING SITE PLAN**  
 (1:125)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 540904 N: 109976

NOTES:

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	SAT	PB	04.12.21



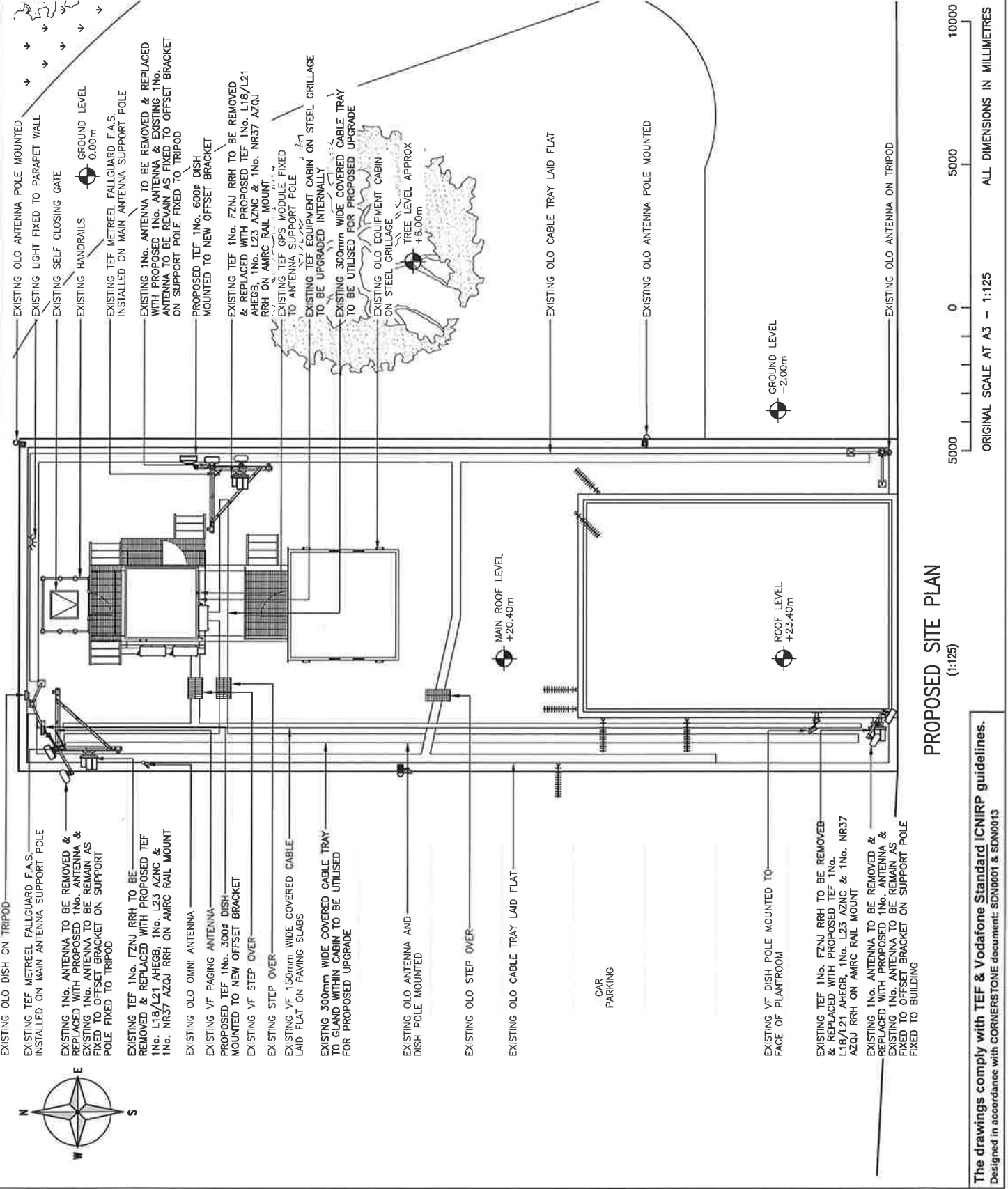
Great British Communications  
 London House, Black 3 Central Park,  
 Ten Hays Lane, Watlington, Oxford, OX12 9JG  
 www.gbccommunications.co.uk

**O<sub>2</sub>**  
 CORNERSTONE - TEF SOUTH EAST

Cell Name	Opt.
ST ANNE'S CRESCENT	-
Cell ID No	VF
CORNERSTONE	TEF
108319	067175
	3206

Site Address / Contact Details  
 ST ANNE'S CRESCENT  
 OFF WESTERN ROAD  
 LEWES  
 BN7 1SD

Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	201
Survayed By:	P
Drawn:	SAT
Date:	04.12.21
Checkcase:	PB
Date:	04.12.21
Original Sheet Size:	A3
Drawn:	SAT
Date:	04.12.21
Checkcase:	PB
Date:	04.12.21



**PROPOSED SITE PLAN**  
 (1:125)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with CORNERSTONE document: SDN0001 & SDN0013



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.L.G.R E: 540904 N: 109976

NOTES:

REV	MODIFICATION	SAT	BY	CH	DATE
A	Issued for Approval	04/12/21			04/12/21



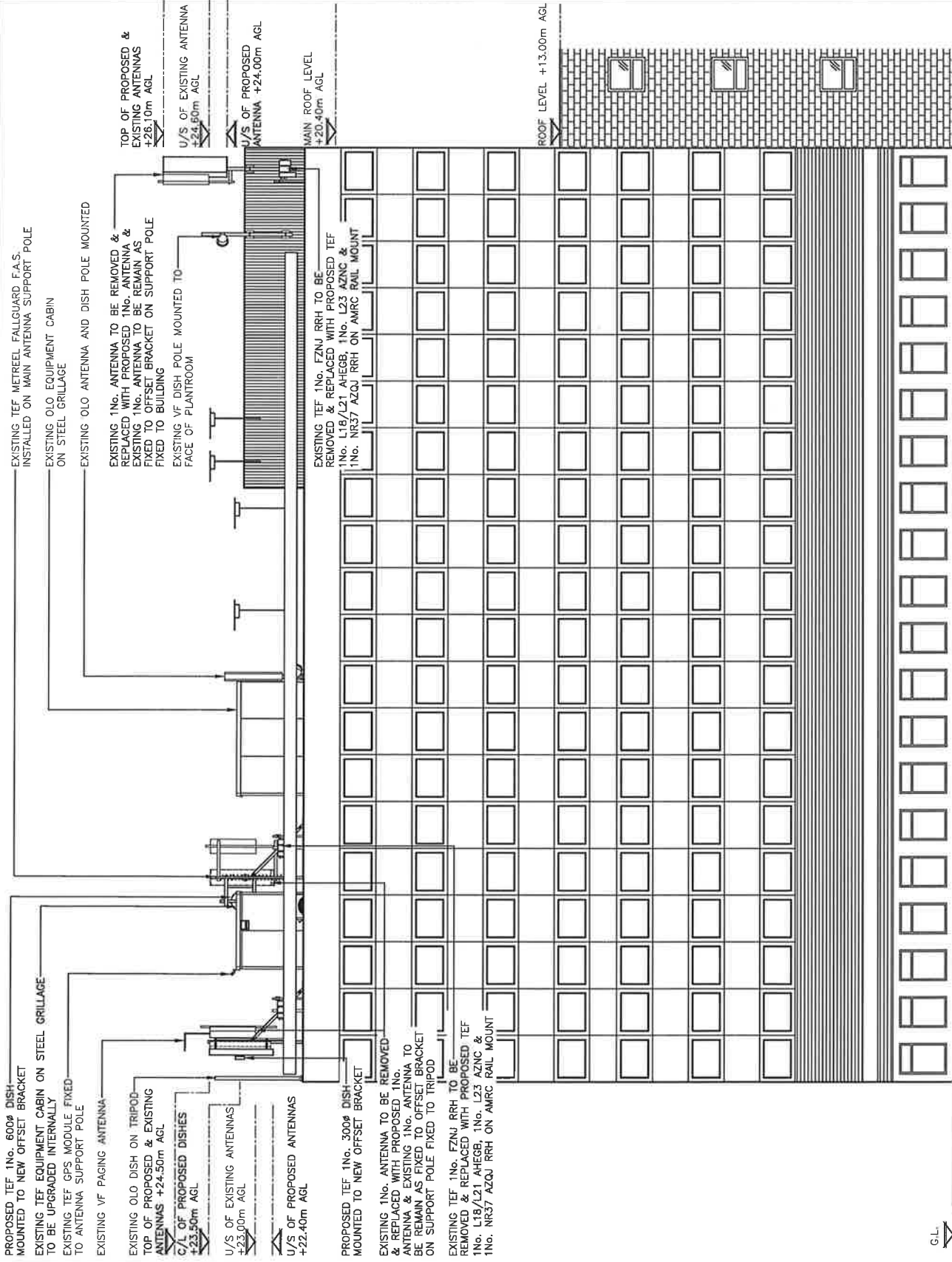
**O<sub>2</sub>**  
 CORNERSTONE - TEF SOUTH EAST

Cell Name	Opt
ST ANNE'S CRESCENT	-
Cell ID No	VF

CORNERSTONE	TEF	VF
108319	067175	3206

Site Address / Contact Details  
 ST ANNE'S CRESCENT  
 OFF WESTERN ROAD  
 LEWES  
 BN7 1SD

Drawing Title:	PROPOSED SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	301
Drawn By:	IP
Original Sheet Size:	A3
Drawn:	SAT
Date:	04/12/21
Checked:	PB
Date:	04/12/21
Draw:	04/12/21
Drawn:	SAT
Date:	04/12/21
Checked:	PB
Date:	04/12/21
Draw:	04/12/21
Drawn:	SAT
Date:	04/12/21
Checked:	PB
Date:	04/12/21
Draw:	04/12/21



PROPOSED WEST ELEVATION  
 (1:125)  
 5000 0 5000 10000  
 ALL DIMENSIONS IN MILLIMETRES  
 ORIGINAL SCALE AT A3 - 1:125  
 The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with CORNERSTONE document: SDN0001 & SDN0013



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 540904 N: 109976

**DIRECTIONS TO SITE:**  
 TAKE M23/A23 SOUTH TOWARDS BRIGHTON FOLLOW UNTIL YOU ARE APPROX. 4 MILES NORTH OF BRIGHTON (SIGN AT 5 MILES ON LEFT HAND SIDE) TAKE A27 (WORTHING/LEWES) USING FILTER LANE ONTO A27. GO STRAIGHT OVER 1ST ROUNDABOUT AND TURN RIGHT AT 2ND. FOLLOW ALONG LEWES BYPASS. AT NEXT ROUNDABOUT TAKE THE FIRST EXIT TOWARDS LEWES A277 AND HAYWOODS HEATH A275 FOLLOW FOR ONE MILE TO TR-FIC LIGHT GO STRAIGHT OVER AND FOLLOW FOR 0.1MIS TURN RIGHT AT HALLS GOING STRAIGHT AHEAD INTO COUNTY HALL BEAR ROUND TO THE LEFT AND PARK IN CAR PARK ON THE RIGHT

NOTES:

REV	Reason for Approval	DATE	BY	CHK	DATE
A	Issued for Approval	04.12.21			

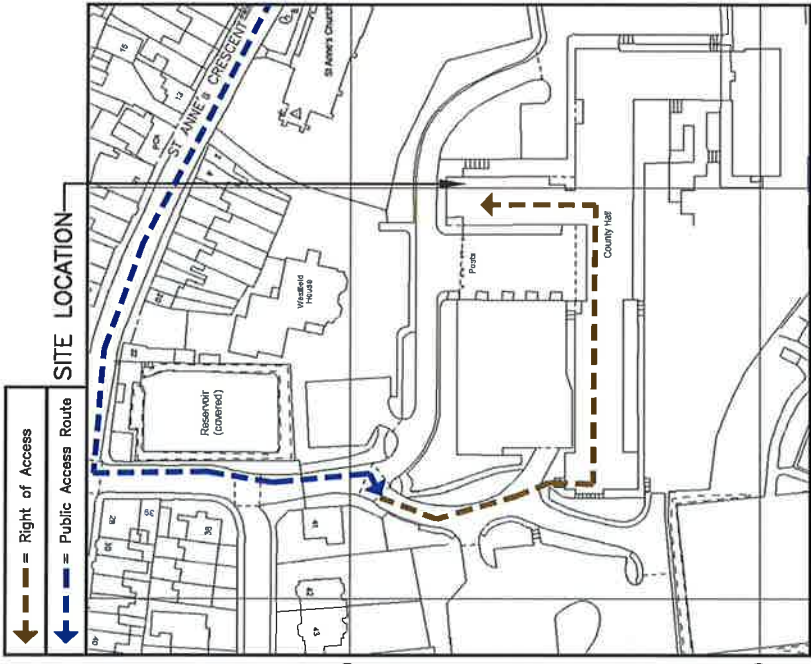
Cell Name	ST ANNE'S CRESCENT
Cell ID No	
TEF	
VF	



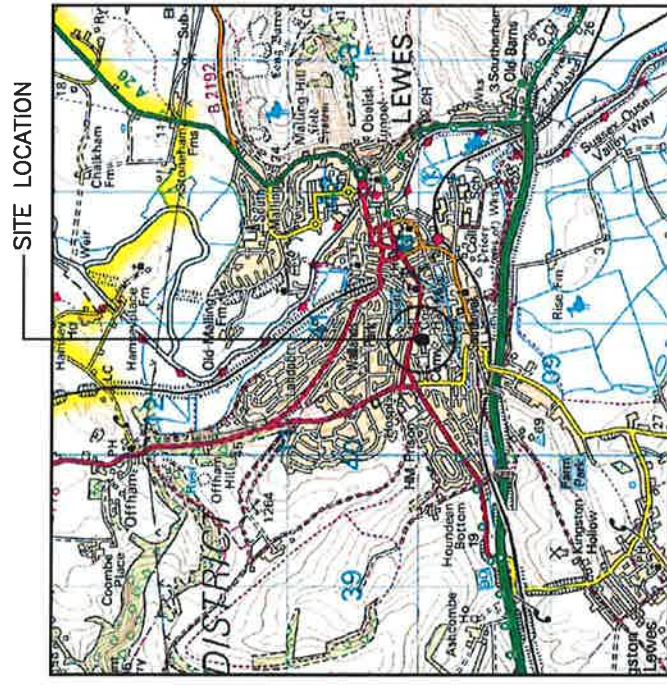
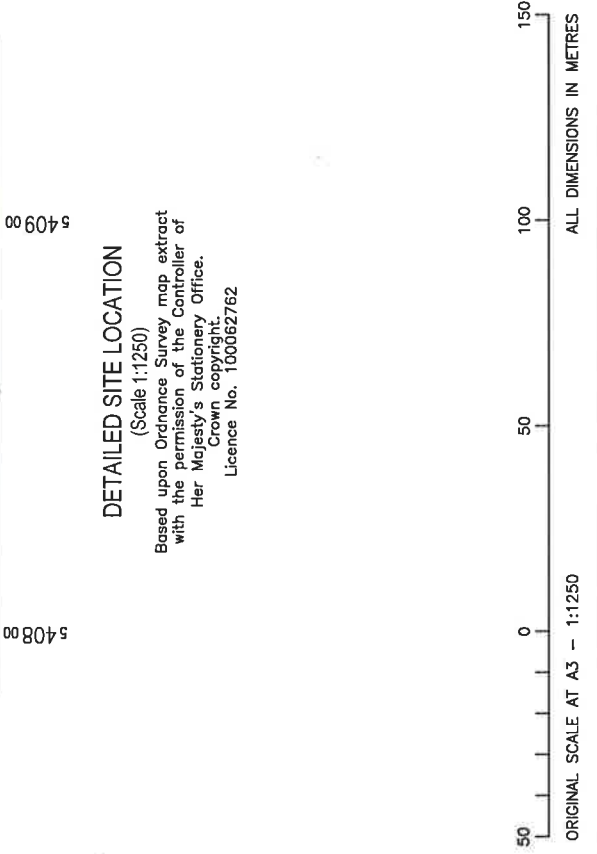
**O<sub>2</sub>**  
 CORNERSTONE - TEF SOUTH EAST

Site Address / Contact Details	ST ANNE'S CRESCENT OFF WESTERN ROAD LEWES BN7 1SD
Surveyed By	IP
Drawn	SVT
Date	04.12.21
Check	PB
Date	04.12.21

Drawing Title	SITE LOCATION MAPS
Purpose of Issue	PLANNING
Dwg. Rev.	
Drawing Number	100
Original Sheet Size	A3
Issue	A
Drawn	SVT
Date	04.12.21
Check	PB
Date	04.12.21



**DETAILED SITE LOCATION**  
 (Scale 1:1250)  
 Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright. Licence No. 100062762



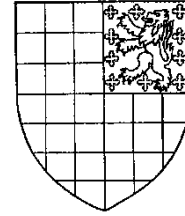
**SITE LOCATION**  
 (Scale 1:50000)  
 Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationary Office. Licence No. 100062762. Crown copyright.



SITE PHOTOGRAPH

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines. Designed in accordance with CORNERSTONE document: SDN0001 & SDN0013

## MEMORANDUM



**LEWES  
TOWN  
COUNCIL**

**To: All Town Councillors**  
**Date: 14<sup>th</sup> December 2021**

**Subject: Planning Applications validated for week of 13<sup>th</sup> December 2021**

The following planning applications have been validated by the planning authority for the week of 13<sup>th</sup> December 2021. 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 11<sup>th</sup> January 2022.

---

Demolition of conservatory and erection of wrap-around extension consisting of front single-storey extension, single storey rising to two-storey side extension and two-storey rear extension  
75 Highdown Road

Ref. No: SDNP/21/06067/HOUS | Received: Fri 03 Dec 2021 | Validated: Fri 03 Dec 2021 |  
Status: Application in Progress

**Comment:**

---

Creation of 6.8ha of wetland habitat on land at the north of Lewes Brooks, including the realignment of the existing Cockshut channel with the current route being infilled with spoil, a new channel created and ground works creating a series of pools and raised areas. Construction of a bund to the southern boundary of the site. Alterations to access to site to the site and creation of a circular walk with bridge crossings and some areas of paved footpath

Grazing Land adjacent Stanley Turner Recreation Ground

Ref. No: SDNP/21/06027/FUL | Received: Wed 01 Dec 2021 | Validated: Wed 08 Dec 2021 |  
Status: Application in Progress

**Comment:**

---

Proposed works are to remedy damp issues to the Evelyn, Ainsworth and main building rear entrance staircase, internal and external repairs at Lewes Register Office and The Sussex Guild Shop Southover Grange Southover High Street

Ref. No: SDNP/21/05802/LIS | Received: Fri 19 Nov 2021 | Validated: Wed 01 Dec 2021 |  
Status: Application in Progress

**Comment:**

---

Construction of wooden deck platform at the river end of the garden, replacement of existing wooden fence and retention and levelling of earthworks to create one central lawn

2 The Riverhouses South Street

Ref. No: SDNP/21/05275/HOUS | Received: Fri 15 Oct 2021 | Validated: Tue 30 Nov 2021 |

Status: Application in Progress

**Comment:**

---

Replacement of windows to south, east & west elevations

Flat 5, Southover Manor House Southover High Street

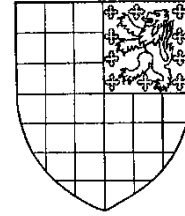
Ref. No: SDNP/21/04991/NMA | Received: Mon 04 Oct 2021 | Validated: Tue 07 Dec 2021 |

Status: Application in Progress

**Comment:**

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## MEMORANDUM



**LEWES  
TOWN  
COUNCIL**

**To: All Town Councillors**  
**Date: 21<sup>st</sup> December 2021**

**Subject: Planning Applications validated for week of 20<sup>th</sup> December 2021**

The following planning applications have been validated by the planning authority for the week of 20<sup>th</sup> December 2021. 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 11<sup>th</sup> January 2022.

---

Replacement of existing shed with art-studio in rear garden 13 Mill Road  
Ref. No: SDNP/21/06226/HOUS | Received: Wed 15 Dec 2021 | Validated: Wed 15 Dec 2021 |  
Status: Application in Progress  
**Comment:**

---

Erection of timber-framed, glazed rear extension to the first floor of the property, with timber sliding doors and the installation of a glass balustrade and timber decking on an existing flat roof 18 Keere Street  
Ref. No: SDNP/21/06164/HOUS | Received: Thu 09 Dec 2021 | Validated: Mon 13 Dec 2021 |  
Status: Application in Progress  
**Comment:**

---

Single-storey front extension forming balcony above, reconstruction of rear utility space, additional second floor with associated terrace, new external cladding with integrated insulation, additional floor on garage to accommodate home office and storage Caburn Cuilfail  
Ref. No: SDNP/21/06143/HOUS | Received: Thu 09 Dec 2021 | Validated: Mon 13 Dec 2021 |  
Status: Application in Progress  
**Comment:**

Repairs and replacement to existing post and rail wooden fence

Landport Bottom The Motor Road Old Racecourse

Ref. No: SDNP/21/05718/FUL | Received: Mon 15 Nov 2021 | Validated: Thu 16 Dec 2021 |

Status: Application in Progress

**Comment:**

---

Replace 6no wooden windows with white upvc windows

30 Cluny Street

Ref. No: SDNP/21/05587/HOUS | Received: Fri 05 Nov 2021 | Validated: Mon 29 Nov 2021 |

Status: Application in Progress

**Comment:**

---

Demolition of the former Pells Church of England Primary School and the erection of 32 affordable residential unites (Use Class C3) associated landscaping, car parking, cycle parking and all other associated works

Pells Church of England Primary School

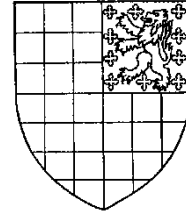
Ref. No: SDNP/20/05799/FUL

**Comment:**

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## MEMORANDUM

To: All Town Councillors  
Date: 28th December 2021



**LEWES  
TOWN  
COUNCIL**

### **Subject: Planning Applications validated for week of 27<sup>th</sup> December 2021**

The following planning applications have been validated by the planning authority for the week of 27<sup>th</sup> December 2021. 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 11<sup>th</sup> January 2022.

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Replace single glazed windows in attic with new double-glazed hardwood-framed windows and replace single-glazed French doors at rear of house with new hardwood-framed double-glazed doors 19 Keere Street

Ref. No: SDNP/21/05820/PRE | Received: Thu 04 Nov 2021 | Validated: Fri 10 Dec 2021 |

Status: Application in Progress

**Comment:**

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Installation of 1x DSLAM equipment cabinet South Street Car Park South Street

Ref. No: SDNP/21/06398/PNTEL | Received: Fri 19 Nov 2021 | Validated: Fri 19 Nov 2021 |

Status: Application in Progress

**Comment:**

---

Construction of exterior keg and laundry store Depot Cinema, Pinwell Road

Ref No: SDNP/21/05782/FUL | Received: Mon 13 Dec 2021 | Validated: Mon 13 Dec 2021

Status Application in Progress

**Comment:**

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Green roof covering to rear extension flat roof 34 Priory Street

Ref. No: SDNP/21/06248/NMA | Received: Thu 16 Dec 2021 | Validated: Thu 16 Dec 2021

Status: Application in Progress

**Comment:**

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Removal of 3no existing antennas, addition of 3no antennas and dish and removal of 3no RRU's and installation of 9no RRU's and GPS module Sussex Police Hq, Malling House, Church Lane, South Malling

Ref. No: SDNP/21/06388/PNTEL | Received: Fri 17 Dec 2021 | Validated: Fri 17 Dec 2021

Status: Application in Progress

**Comment:**

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Single storey side extension with associated internal alterations 12, Houndean Rise

Ref. No: SDNP/21/06357/HOUS | Received: Wed 22 Dec 2021 | Validated: Wed 22 Dec 2021

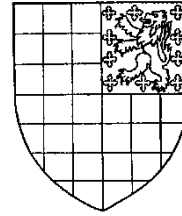
Status: Application in progress

**Comment:**

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## MEMORANDUM

To: All Town Councillors  
Date: 4<sup>th</sup> January 2022



LEWES  
TOWN  
COUNCIL

### Subject: Planning Applications validated for week of 3<sup>rd</sup> January 2022

The following planning applications have been validated by the planning authority for the week of 3<sup>rd</sup> January 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 11<sup>th</sup> January 2022.

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Existing 3no antenna to be removed and replaced with 3no new antenna and ancillary equipment. The proposal includes ancillary equipment including RRH's Telecommunications Mast 2 at County Hall St Annes Crescent

Ref. No: SDNP/21/06415/PA16 | Received: Wed 22 Dec 2021 | Validated: Wed 22 Dec 2021

Status: Application in Progress

**Comment:**

---

Demolition of existing building and erection of three-storey building consisting of two 2-bedroom apartments Castle Cottage Castle Ditch Lane

Ref. No: SDNP/21/06397/FUL | Received: Fri 24 Dec 2021 | Validated: Fri 24 Dec 2021 |

Status: Application in Progress

**Comment:**

---

Retrospective application for change of colour to front door and windows 4 Keere Street

Ref. No: SDNP/SDNP/21/06412/FUL | Received: Wed 29 Dec 2021 | Validated: Thu 30 Dec 2021

Status: Application in Progress

**Comment:**



Clerk To Lewes Town Council  
Lewes Town Hall  
High Street  
Lewes  
East Sussex  
BN7 2QS

Our Ref: SDNP/21/01724/CND  
Contact Officer: Chris Wright  
Tel. No.: 01273 415461

22 December 2021

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure England) Order  
2015**

**Applicant: Rob Williams**

**Proposal: Variation of condition 15 of planning application SDNP/16/01310/FUL  
to remove requirement for public thoroughfare to be retained**

**Location: 44A Morris Road  
Lewes  
East Sussex  
BN7 2AT**

**This proposal is within the South Downs National Park. The application is being dealt with and determined by Lewes District Council, acting as an agent for the South Downs National Park Authority (SDNPA), unless it is to be determined, or 'called in', by the SDNPA. If this happens you will be notified accordingly. Further details regarding the agency agreement can be found on the SDNPA website at [www.southdowns.gov.uk](http://www.southdowns.gov.uk).**

The above application, which you submitted, will be considered by the Planning Applications Committee on Wednesday **12 January 2022** at **The Council Chamber, County Hall, St Annes Crescent, Lewes** starting at **5pm**. In addition to attending to listen to any debate on the item, there is an opportunity for members of the public to speak (up to 3 objectors and 3 supporters) on a first come, first served basis. Each speaker will be able to address the meeting for a maximum of 3 minutes.

You can register to speak from **09:00am** on **6 January 2022** until **12.00pm** on **11 January 2022**

If you wish to register speak please contact the Planning department on 01273 471600. When requesting to register to speak, please speak to a member of the planning team, please **DO NOT** leave a message on an answerphone.

In accordance with the Council's Constitution the Committee cannot consider any documentation that you might wish to bring to the committee and present in support of your representation (such as, petitions, photos, plans and letters). Should you need to present documentation at the committee by reason a special circumstance please notify the planning department **in advance of the meeting** so that this can be considered.

Documentation submitted on the day of the meeting will not be considered.

The application is recommended for **approval**.

The agenda for the meeting including the report for this application can be viewed at:  
<http://democracy.lewes-eastbourne.gov.uk/ieListMeetings.aspx?CommitteeId=428>

Yours faithfully

**Chris Wright**

Planning Case Officer

Phone: 01273 471600

Email: [Customerfirst@lewes-eastbourne.gov.uk](mailto:Customerfirst@lewes-eastbourne.gov.uk)

Website: [lewes-eastbourne.gov.uk](http://lewes-eastbourne.gov.uk)