

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

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**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 22nd February 2022**, at **7.00pm** which you are summoned to attend.

L Chrysostomou

Town Clerk

16th February 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 1st February 2022 (pages 3 to 4)

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: 31st January 2022 (pages 9-10), 7th February 2022 (pages 11-12 and 14th February (pages 13-14)

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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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

How to contact us

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Town Hall, High Street

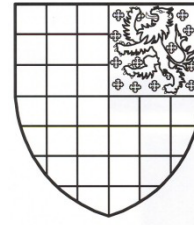
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**LEWES
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Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 1st February 2022 at 7.00pm

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

In attendance: Town Clerk, Committee Administrator

69. Apologies: Apologies were noted from Cllr Sains due to Covid. No apologies had been received from Cllr Baah and Cllr Milner.

It was **resolved** that:

69.1 Apologies for absence from this meeting are noted.

70. Member's Declarations of Interest: Cllr Handy declared an interest in SDNP/22/00027/LDP (93 Highdown Road) in that the applicant is a near neighbour. Cllr Makepeace declared an interest in SDNP/21/06391/FUL (St Michaels Church) in that she is a member of a working group who maintain wildflower management in the churchyard.

71. Question Time: There were none

72. Minutes: The Minutes of the meeting held on 11th January 2022 were received and signed as an accurate record.

73. Chair's announcements: The Chairman reminded the Committee that the Clerk must be notified of Members apologies before the commencement of the meeting.

74. Licensing Application at The Old Racecourse Ltd for Sale of Alcohol for consumption on the premises:

The Committee considered an application that had been made for the supply of alcohol on the premises to operate from 1st April -30th September each year.

74.1 Members **resolved** to support the application subject to the following conditions:

- i) Adequate provision of public toilets on the site
- ii) Appropriate signage asking the public to keep to footpaths as the requested licencing times coincide with Skylark nesting (which are ground nesting birds)
- iii) Appropriate signage to keep dogs under control, particularly in Landport Bottom fields.

75. Planning Applications: The Committee considered the relevant sections of the lists of applications validated in the weeks commencing 10th January 2022, 17th January 2022 and 24th January 2022. Their comments are appended.

76. Miscellaneous Planning Issues:

SDNP/21/04794/FUL – The Forecourt, Court Road Car Park, Orange Vehicle Rentals –

Members were informed that planning permission for this application had been refused although it was understood an appeal would be lodged. The Committee would be able to comment on the appeal when it was received. The site appeared in the Lewes Neighbourhood Plan as an allocated site for Housing

The meeting ended at 7:35pm

Signed: Date:

Proposed rear extension to provide a third bedroom, with a glazed link between the new and existing building 6 Market Lane

Ref. No: SDNP/22/00062/LIS | Received: Wed 05 Jan 2022 | Validated: Wed 05 Jan 2022 | Status: Application in Progress

Comment:

Members support this application and welcome the green roof plan detail. Members urged the applicant to note that there are Swifts nest in the eaves to the front of the property

New front porch, conversion of existing garage to habitable accommodation, alterations and provision of new window and roof light openings, new rear decking area 93 Highdown Road

Ref. No: SDNP/22/00027/LDP | Received: Wed 05 Jan 2022 | Validated: Wed 05 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Proposed rear extension to provide a third bedroom, with a glazed link between the new and existing building 6 Market Lane

Ref. No: SDNP/22/00058/HOUS | Received: Wed 05 Jan 2022 | Validated: Wed 05 Jan 2022 | Status: Application in Progress

Comment:

Members support this application and welcome the green roof plan detail. Members urged the applicant to note that Swifts nest in the eaves to the front of the property

Single-storey rear extension, replacement balcony and rear dormer 24 St Johns Terrace

Ref. No: SDNP/21/06441/HOUS | Received: Wed 29 Dec 2021 | Validated: Wed 05 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Hip to gable roof extension with dormer to rear and two rooflights to front 35 Hamsey Crescent

Ref. No: SDNP/21/06383/HOUS | Received: Fri 24 Dec 2021 | Validated: Fri 07 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application although felt that greater notice should be taken by Planning Officers regarding increasing 'infill' between properties changing the relationship between the housing and the environment.

Removal of metal lamp posts and replaced with a single lamp post St Michaels Church Church Lane

Ref. No: SDNP/21/06391/FUL | Received: Fri 24 Dec 2021 | Validated: Tue 04 Jan 2022 | Status: Application in Progress

Comment:

Members support this application on the condition that the applicant should adhere to the SDNPA Dark Skies Technical Advice Notes i.e. use a proximity sensor or a timer and downward facing lights with a shield.

Rebuild and consolidation of collapsed slender wall to Castlecourt House, including addition of 1No. new support buttress Castlecourt Castle Precincts

Ref. No: SDNP/21/05857/LIS | Received: Tue 23 Nov 2021 | Validated: Tue 23 Nov 2021 | Status: Application in Progress

Comment:

Members support this application

Replacement of existing windows to rear elevation 28 St Swithuns Terrace

Ref. No: SDNP/21/06194/HOUS | Received: Fri 12 Nov 2021 | Validated: Thu 06 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Replacement of UPVC windows with white painted timber sash windows to the rear elevation and re-location for timber back door and insertion of french doors 30 Morris Road

Ref. No: SDNP/22/00189/HOUS | Received: Wed 12 Jan 2022 | Validated: Wed 12 Jan 2022 | Status: Application in Progress

Comment:

Members support this application

Hip to gable loft conversion with front and rear box dormer and 1 no. rooflight to front roof slope, demolition of single-storey rear and side structures and erection of single storey rear and side extensions with 5 no. rooflights to flat roofs and installation of wood burning stove flue through rear roof slope 1 Clare Road

Ref. No: SDNP/21/06272/HOUS | Received: Fri 17 Dec 2021 | Validated: Wed 12 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application although would encourage a green roof. Members also commented on the introduction of restrictions of solid fuel and whether the applicant was aware of this.

Change of use of basement and ground floor from retail E(a) use to a restaurant and takeaway E(b). Associated external works comprising installation of 1no. flue to rear elevation 50 High Street

Ref. No: SDNP/21/05546/FUL | Received: Wed 03 Nov 2021 | Validated: Thu 06 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application however expressed that the exterior should reflect the Conservation Area appearance on the High Street. Consideration must be given to the provision of litter bins near the premises

Change of use of basement and ground floor from retail use to a restaurant and takeaway.

Associated external works comprising installation of 1no. flue to rear elevation 50 High Street

Ref. No: SDNP/21/05547/LIS | Received: Wed 03 Nov 2021 | Validated: Thu 06 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application however expressed that the exterior should reflect the Conservation Area appearance on the High Street. Consideration must be given to the provision of litter bins near the premises

Re-rendering and painting side elevation. Woodwork on windows and side door to be repaired and painted and broken down pipe replaced 1 Malling Street

Ref. No: SDNP/22/00237/LIS | Received: Tue 18 Jan 2022 | Validated: Tue 18 Jan 2022 | Status: Application in Progress

Comment:

Members support this application

Proposed single storey side and rear extension 58 Valence Road

Ref. No: SDNP/22/00175/HOUS | Received: Fri 14 Jan 2022 | Validated: Fri 14 Jan 2022 | Status: Application in Progress

Comment:

The committee felt that this development was over 30% of the footprint as set out in the SDNPA Local Plan (Policy SD31) and would like assurance that Planning Officers regularly update applicants when this appears to be the case. Therefore, the Committee objected to this application.

Removal of existing car port and construction of two storey side extension 50 Middle Way

Ref. No: SDNP/22/00166/HOUS | Received: Thu 13 Jan 2022 | Validated: Mon 17 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Demolition of existing garage and erection of single storey side extension 43 Fitzjohns Road

Ref. No: SDNP/22/00057/HOUS | Received: Fri 07 Jan 2022 | Validated: Wed 19 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Demolition of exiting outbuilding and erection of a shed The outbuilding has been structurally unsafe and unused since I bought the property in 2014. I intend to erect a pre-fabricated shed on the site of the demolished building, the general type and dimensions of which are provided in this application.

10 East Street

Ref. No: SDNP/21/06458/HOUS | Received: Tue 04 Jan 2022 | Validated: Mon 24 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Replacement of 10no iron columns in main centre hall, repair and add restraints to parapet of 15th Century tower, restore and repair floors internally, repair existing windows and rooflights to match existing, reconstruct Victorian stone buttresses at east end, lower external ground levels, repair and restore pointing and masonry, restore ironwork, guttering and downpipes, including repairs to outlets and overhaul existing roof leadwork and flashings All Saints Centre

Ref. No: SDNP/22/00236/LIS | Received: Mon 22 Nov 2021 | Validated: Mon 22 Nov 2021 | Status: Application in Progress

Comment:

Members support this application

Reserved matters pursuant to permission SDNP/19/04338/OUT for scale, appearance and layout, approved plans, height and details of Windows 43 Queens Road

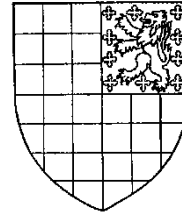
Ref. No: SDNP/21/06352/REM | Received: Wed 22 Dec 2021 | Validated: Fri 14 Jan 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

MEMORANDUM

To: All Town Councillors
Date: 1st February 2022



**LEWES
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Subject: Planning Applications validated for week of 31st January 2022

The following planning applications have been validated by the planning authority for the week of 31st 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 22nd February 2022.

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:

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:

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:

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:

Retrospective replacement of garden fence

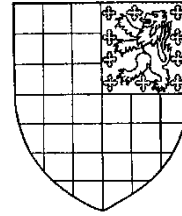
2 the Grandstand, The Motor Road, Old Racecourse, Lewes

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

Comment:

MEMORANDUM

To: All Town Councillors
Date: 1st February 2022



**LEWES
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Subject: Planning Applications validated for week of 7th February 2022

The following planning applications have been validated by the planning authority for the week of 7th 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 22nd February 2022.

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:

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:

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:

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:

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

19 Cleve Terrace

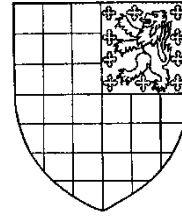
Ref. No: SDNP/21/04279/HOUS | Received: Tue 17 Aug 2021 | Validated: Mon 17 Jan 2022 |

Status: Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 15th February 2022



**LEWES
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Subject: Planning Applications validated for week of 14th February 2022

The following planning applications have been validated by the planning authority for the week of 14th 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 22nd February 2022.

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:

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:

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:

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:

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:

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:

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:

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: