

## 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 23<sup>rd</sup> November 2021**, at **7.00pm** which you are summoned to attend.

L Chrysostomou  
Town Clerk  
17<sup>th</sup> November 2021

## 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 2<sup>nd</sup> November 2021 (pages 3 to 7)

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

To receive any announcements from the Chair of the Committee.

### 7. **Planning applications \*:**

To consider the relevant sections of the lists dated: 1<sup>st</sup> November 2021 (page 8), 8<sup>th</sup> November 2021 (page 9) and 15<sup>th</sup> November 2021 (page 9).

### 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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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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**LEWES  
TOWN  
COUNCIL**

## **Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 2<sup>nd</sup> November 2021 at 7.00pm**

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

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

### **37. Apologies**

Apologies were noted from Cllrs Baah and Sains who were unwell, Cllr Handy who had a family bereavement and Cllr Milner who had a family commitment.

It was **resolved** that:

37.1 Apologies for absence from this meeting are noted.

**38. Member's Declarations of Interest:** There were none

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

**40. Chair's announcements:** The Meeting only had three Members present and the Chair requested that Members of the Planning Committee consider their position, as the Committee could not be put in jeopardy due to lack of attendance.

**41. Minutes:** The Minutes of the meeting held on 12<sup>th</sup> October 2021 were received and signed as an accurate record.

### **42. South Downs National Park Authority – Technical Advice Note (TAN):**

**42.1** Members gave their comments following 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 SDNP.

**42.1** The Chair thanked Cllr Makepeace for her contribution on the draft TAN and it was agreed by the committee that this be forwarded to the SDNPA as Lewes Town Council's feedback given the detail already proposed to be included in the TAN.

#### **42.1.1 Contributions to SDNPA Technical Advice Note of Community Based Renewable Energy Proposals**

##### Opportunities for community-based renewable energy.

- Community heat such as ground, air or water sourced, Hydro-electric and tidal energy
- New and emerging technologies for instance, in battery storage
- Solar farms in the surrounding countryside and solar arrays on public buildings
- What scale?
- Which sites?
- Connect to local grid

## Financing options

- Community Interest Companies
- Community Benefit Societies (like Co-operatives) have been useful in advising communities through the process
- Citizen led finance (bonds and community shares, crowd funding) work to allow development of community based renewable energy proposals

## Networking and collaboration with existing schemes through Community Energy South

- Brighton Energy Co-op
- PECAN (in SDNP) Petersfield
- WINAC (on edge of SDNP)
- HKD ENERGY (Hassocks, Keymer and Ditchling)
- OVESCO (Ouse Valley Energy Services Company)

Community based renewable energy proposals will be welcomed by Lewes Town Council. Not only will they reduce carbon emissions and offer climate change mitigations and adaptation, but as local initiatives, will create employment and boost local income, thus helping to address social justices as well.

Lewes Neighbourhood Plan Objectives – 5.17 (page 30) will seek to ensure there are appropriate opportunities for renewable energy generation and energy storage in new and existing developments.

- 43. Planning Applications:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 11<sup>th</sup> October, 18<sup>th</sup> October and 25<sup>th</sup> October 2021. Their comments are appended.
- 44. Miscellaneous Planning Issues:** There were none.

The meeting ended at 7:35pm

Signed: .....

Date: .....

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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:**

Cllr Makepeace highlighted relevant sections of the Lewes Neighbourhood Plan which highlight environmental impacts: Policy SS2, SS3 and SS4.

Transport is a vital part of any environmental impact assessment. Air quality and embedded carbon – reusing, upcycling, recycling, which helps reduce vehicle movements, reducing congestion and pollution, as well as reducing the quantity of embedded carbon in building materials. Biodiversity – spaces for community gardens, orchards and allotments. Allowance for the possibility of community based renewable energy projects.

Members felt that the proposals in this application were considerably denser than in the previous application for this site, which in itself would have an impact on the environment. Consideration should be given to resilience to climate change with climate mitigation and adaptation. Policy PL3 'Flood Resilience' from the Lewes Neighbourhood Plan, is vital considering the increased density of this proposed scheme and that it is mitigated as far as possible. The existing drainage on the site is dated reflecting the sites previous use and a full assessment would be required to accommodate the proposed development detailing new drainage provision. The Committee noted Southern Water had responded.

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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:**

Members felt that the replacement of the felled trees appeared inadequate and would like to see permeable surfaces used for a driveway where possible

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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:**

The committee's comments regarding these proposals were neutral

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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:**

Although Members comments were neutral the committee strongly objected to the front rooflight as it would be out of keeping with the street scene and that the rear of the development contradicts with policies in the Lewes Neighbourhood Plan regarding historical views. The committee noted there were positive elements.

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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:**

Although Members comments were neutral the committee strongly objected to the front rooflight as it would be out of keeping with the street scene and that the rear of the development contradicts with policies in the Lewes Neighbourhood Plan regarding historical views. The committee noted there were positive elements.

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

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

**Comment:**

Members support this application

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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:**

Members support this application

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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:**

The Committees comments regarding this application were neutral

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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:**

The Committees comments regarding this application were neutral

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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:**

Members noted that with extreme regret work had already started on site without planning approval. Strongly object because it is preventing the use of the site for housing and the site was designated as housing in the Lewes Neighbourhood Plan (Policy PL1 B, site 36). Objective 5.11 states increased density will be included where appropriate, locating housing near services, making this site highly suitable for meeting this objective (page 29).

Concern was raised about the increase of traffic, noise and highway safety, particularly considering the proximity of sheltered housing accommodation.

Members considered it an ill-thought-out application and concur with the objection from East Sussex County Council.

SD19 of the Local Plan seeks to minimise the traffic impacts of new developments and this proposal will increase it substantially.

Page 86 of the Lewes Neighbourhood Plan states the site should maximise the opportunity to improve the frontage to Court Road and provide a positive interface with woodland to south east of the site and the current proposal dismisses the Neighbourhood Plan. It also states provision should be made for easy access by bicycle and the Committee noted there was no cycle storage included in the proposals.

It was unclear as to whether this use was temporary.

Therefore, Members **STRONGLY OBJECT** to these proposals

## Planning Applications validated for week of 1<sup>st</sup> November 2021

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Variation of condition 1 of planning application SDNP/18/02848/HOUS to amend plans of proposed roof for the extension to be westerland fibre cement slates blue/black, existing roof to be changed in future for westerland fibre cement slates blue/black, cladding to be cedar wood cladding

### **5A Southdown Avenue**

Ref. No: SDNP/21/05454/CND | Received: Fri 29 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Application in Progress

#### **Comment:**

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Single storey rear extension, removal of the rear outrigger chimney, new tile hanging to the front bay, replacement windows and new front door

### **46 Morris Road**

Ref. No: SDNP/21/05372/HOUS | Received: Tue 26 Oct 2021 | Validated: Tue 26 Oct 2021 | Status: Application in Progress

#### **Comment:**

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Replacement of 4 windows

### **Malling House Church Lane**

Ref. No: SDNP/21/05313/LIS | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Application in Progress

#### **Comment:**

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Single storey rear extension

### **37 North Way**

Ref. No: SDNP/21/05322/HOUS | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Application in Progress

#### **Comment:**

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Erection of side extension, enlargement of existing porch, installation of gate and fence, creation of driveway to front garden with dropped kerb, and landscaping garden

### **107 Spences Lane**

Ref. No: SDNP/21/05121/HOUS | Received: Tue 12 Oct 2021 | Validated: Fri 15 Oct 2021 | Status: Application in Progress

#### **Comment:**

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Proposed lean-to and garden shed

### **20 Fitzjohns Road**

Ref. No: SDNP/21/04598/HOUS | Received: Wed 08 Sep 2021 | Validated: Wed 13 Oct 2021 | Status: Application in Progress

#### **Comment:**



## Planning Applications validated for week of 8<sup>th</sup> November 2021

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Painting front of house and front door

12 Garden Street

Ref. No: SDNP/21/05337/HOUS | Received: Mon 25 Oct 2021 | Validated: Wed 27 Oct 2021 |

Status: Application in Progress

**Comment:**

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Loft conversion with dormer to rear and rooflights to front roof slope

14 Rufus Close

Ref. No: SDNP/21/05246/HOUS | Received: Tue 19 Oct 2021 | Validated: Mon 25 Oct 2021 |

Status: Application in Progress

**Comment:**

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Addition of boundary fencing and access gate

32 High Street

Ref. No: SDNP/21/05039/LIS | Received: Wed 06 Oct 2021 | Validated: Fri 22 Oct 2021 | Status:

Application in Progress

**Comment:**

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## Planning Applications validated for week of 15<sup>th</sup> November 2021

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Two storey side extension and porch 41 Firle Crescent

Ref. No: SDNP/21/05573/HOUS | Received: Fri 05 Nov 2021 | Validated: Tue 09 Nov 2021 |

Status: Application in Progress

**Comment:**

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Erection of double garage 9 Warren Drive

Ref. No: SDNP/21/05537/HOUS | Received: Wed 03 Nov 2021 | Validated: Thu 11 Nov 2021 |

Status: Application in Progress

**Comment:**

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Single storey side extension 38 Highdown Road

Ref. No: SDNP/21/05538/HOUS | Received: Wed 03 Nov 2021 | Validated: Mon 08 Nov 2021 |

Status: Application in Progress

**Comment:**

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Loft conversion with new dormer to the rear and rooflights to the front. Extension of structural opening of ground floor window and new window installed 24 Morris Road

Ref. No: SDNP/21/05430/HOUS | Received: Thu 28 Oct 2021 | Validated: Wed 03 Nov 2021 |

Status: Application in Progress

**Comment:**

**The following applications are Pre-Apps (w/c 15<sup>th</sup> November 2021) which Lewes Town Council do not usually consider. Members may wish to note these and bring comments to the next meeting of the Committee on 14<sup>th</sup> December 2021.**

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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

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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

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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

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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

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