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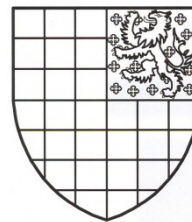
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**LEWES
TOWN
COUNCIL**

Minutes of a Meeting of the **Planning and Conservation Committee** held in the **Council Chamber, Town Hall, Lewes** on **Tuesday 26th April 2022** at **7.00pm**

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

In attendance: Town Clerk, Committee Administrator

98. Apologies: Apologies were noted from Cllr Makepeace who had a Green Party Commitment. There was no word from Cllr Milner
It was **resolved** that:

98.1 Apologies for absence from this meeting are noted.

99. Declarations of Interest: Cllr J Lamb declared a personal and prejudicial interest in SDNP/22/01575/FUL in that he is Vice-Chairman of the Rowing Club. He made representation to the Committee but did not participate in the vote.

100. Question Time: There were none

101. Minutes: The Minutes of the meeting held on 5th April 2022 were received and signed as an accurate record.

102. Chair's announcements:

- i) The Chairman informed Members that the South Downs National Park Authority (SDNPA) were holding a workshop session to inform a Planning Brief for the Brooks Road area of Lewes on Wednesday 27th April. Councillor Catlin (Chair of Planning Committee) and Councillor Makepeace (Chair of Transport Committee) would be attending the workshop and Councillor Catlin asked Members for their thoughts on the Brooks Road site so that he could relay them at the workshop. Members welcomed the workshop and hoped it could feed into the Town Council's review of its Neighbourhood Plan. In summary Members agreed:

It was imperative that the Brooks Road site be used for light industry and offices as an employment hub. However, Members would not rule out the idea of some Lewes Low-Cost housing on the site as outlined in the Lewes Neighbourhood Plan.

103. Planning Applications: The Committee considered the relevant sections of the lists of applications validated in the weeks commencing 4th April 2022, 11th April 2022 and 18th April 2022. Their comments are appended.

104. Miscellaneous Planning Issues: There were none.

The meeting ended at 8:10pm

Signed: Date:

Creation of rear dormer, insertion of 2no roof lights and rear window 23 Evelyn Road
Ref. No: SDNP/22/01657/HOUS | Received: Fri 01 Apr 2022 | Validated: Fri 01 Apr 2022 | Status:
Application in Progress

Comment:

Members felt that the rear dormer was over-large and out of keeping and therefore object to this application

Erection of 1no 3 bed house located to the rear of 41 Southover High Street and the rebuilding of the garage to 42 Southover High Street

41 - 42 Southover High Street

Ref. No: SDNP/22/01561/FUL | Received: Mon 28 Mar 2022 | Validated: Mon 28 Mar 2022 | Status:
Application in Progress

Comment:

Members support this application and welcomed the bat boxes. This application appears to meet the criteria applied in respect of improving the Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

Erection of 1no 3 bed house located to the rear of 41 Southover High Street and the rebuilding of the garage to 42 Southover High Street

41 - 42 Southover High Street

Ref. No: SDNP/22/01693/LIS | Received: Mon 28 Mar 2022 | Validated: Mon 28 Mar 2022 | Status:
Application in Progress

Comment:

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

Erection of outbuilding, relocation of an existing garden store and 2x Sycamores crowned Hill House Juggs Road

Ref. No: SDNP/22/01527/HOUS | Received: Fri 25 Mar 2022 | Validated: Mon 28 Mar 2022 | Status:
Application in Progress

Comment:

Members support this application

SDNP/22/01520/HOUS relating to this application was considered on 5th April 2022 which Members supported

Alterations to Listed Building, demolition of existing sun room / conservatory and part replacement with new extension, alterations to non-Listed annexe wing including new roof and wall coverings Elmtree House Southover High Street

Ref. No: SDNP/22/01698/LIS | Received: Thu 24 Mar 2022 | Validated: Thu 24 Mar 2022 | Status:
Application in Progress

Comment:

Members support this application

Conversion of retail storage space used for purposes ancillary to the existing retail unit to a single residential unit (Class C3), and retention of the remaining ground floor space as a retail unit (Class E(a)), plus alterations to the implemented first and second floor residential units (Class C)

197 High Street

Ref. No: SDNP/22/01368/FUL | Received: Thu 17 Mar 2022 | Validated: Fri 25 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application however, whilst appreciating the need for one bedroom accommodation in the Town they expressed disappointment in the proposed room sizes

Conversion of retail storage space used for purposes ancillary to the existing retail unit to a single residential unit (Class C3), and retention of the remaining ground floor space as a retail unit (Class E(a)), plus alterations to the implemented first and second floor residential units (Class C3)

197 High Street

Ref. No: SDNP/22/01360/LIS | Received: Wed 16 Mar 2022 | Validated: Fri 25 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application however, whilst appreciating the need for one bedroom accommodation in the Town they expressed disappointment in the proposed room sizes

Erection of two storey rear extension 49 Old Malling Way

Ref. No: SDNP/22/01279/HOUS | Received: Mon 14 Mar 2022 | Validated: Mon 21 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application

Installation of front and rear roof lights 5 Christie Road

Ref. No: SDNP/22/01067/HOUS | Received: Tue 01 Mar 2022 | Validated: Mon 28 Mar 2022 | Status: Application in Progress

Comment:

Members object to the balcony lights in the application that were contrary to the principles set out in the SDNPA Dark Skies Technical Advice Notes. It was noted that the spill of light from windows can cause more light pollution.

SDNP/22/01406/ADV relating to this application was considered on 5th April 2022 which Members supported

Retrospective application for change of shopfront signage 3 North Street Lewes

Ref. No: SDNP/22/00841/LIS | Received: Wed 16 Feb 2022 | Validated: Tue 22 Mar 2022 | Status: Application in Progress

Comment:

Members support this application

Replacement of modern conservatory and existing single story side extension roofs with a uniform level roof terrace with parapet detail, white rendered walls, traditional painted timber sash windows with divided lights, black metal railings and stair, three hidden rooflights and four modified and new clerestory windows to replace existing clerestory windows. New structural openings to ground floor, new access stair to basement, recovery of original garden level and basement windows, adjustments to first floor bedroom and bathroom

143B High Street

Ref. No: SDNP/22/01844/PRE | Received: Fri 08 Apr 2022 | Validated: Fri 08 Apr 2022 | Status: Application in Progress

Comment:

Members support this pre application

Replacement of existing (fibre glass) garage doors with thermally insulated doors

4 Prince Edwards Road

Ref. No: SDNP/22/01829/PRE | Received: Wed 06 Apr 2022 | Validated: Wed 06 Apr 2022 | Status:

Application in Progress

Comment:

Members support this pre application

Replacement of single storey side and rear extensions and internal alterations

Mill House Mill Road

Ref. No: SDNP/22/01752/HOUS | Received: Wed 06 Apr 2022 | Validated: Wed 06 Apr 2022 |

Status: Application in Progress

Comment:

Members support this application and would welcome a green roof

Discharge of Condition 37 (Estate Management Plan) of Planning Approval SDNP/17/00387/FUL.

Land at Southdowns Road

Ref. No: SDNP/22/01724/DCOND | Received: Tue 05 Apr 2022 | Validated: Tue 05 Apr 2022 |

Status: Application in Progress

Comment:

Members were neutral on this application

Discharge of Condition 38 of Planning Approval SDNP/15/01303/FUL

Land at Southdowns Road

Ref. No: SDNP/22/01722/DCOND | Received: Tue 05 Apr 2022 | Validated: Tue 05 Apr 2022 |

Status: Application in Progress

Comment:

Members were neutral on this application

Single storey rear extension, installation of rear dormer and front rooflight and replacement of windows and door to front

37D South Street

Ref. No: SDNP/22/01704/HOUS | Received: Tue 05 Apr 2022 | Validated: Tue 05 Apr 2022 | Status:

Application in Progress

Comment:

Members were neutral on this application

Variation of Condition 2 (Plans) in relation to approval SDNP/21/01784/FUL to replace front doors of units 1 & 3 with windows and alterations to front dormers

St Johns Church Hall Talbot Terrace

Ref. No: SDNP/22/01620/CND | Received: Wed 30 Mar 2022 | Validated: Tue 05 Apr 2022 | Status:

Application in Progress

Comment:

Members were neutral on this application

Replacement of existing clubhouse with single storey timber clubhouse

Lewes Rowing Club

Ref. No: SDNP/22/01575/FUL | Received: Tue 29 Mar 2022 | Validated: Tue 29 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application and would encourage the applicant to consider the Dark Skies guidance

Construction of single storey rear extension and garden studio

9 Winterbourne Mews

Ref. No: SDNP/22/01671/PRE | Received: Wed 23 Mar 2022 | Validated: Mon 04 Apr 2022 | Status: Application in Progress

Comment:

There was a lack of clarity in this application with regards to the correct address, therefore Members were unable to comment

Demolition of existing conservatory to replace with single storey rear extension

4 Earls Garden

Ref. No: SDNP/22/01453/HOUS | Received: Tue 22 Mar 2022 | Validated: Mon 04 Apr 2022 | Status: Application in Progress

Comment:

Members were neutral on this application and would welcome a green roof

Removal of existing steel communal staircase window and replacement with double glazed PVCu
The Mount 47 Grange Road

Ref. No: SDNP/22/01386/FUL | Received: Thu 17 Mar 2022 | Validated: Thu 24 Mar 2022 | Status: Application in Progress

Comment:

Members support this application

Replacement of single storey side and rear extension and internal alterations Mill House Mill Road

Ref. No: SDNP/22/01753/LIS | Received: Wed 06 Apr 2022 | Validated: Wed 06 Apr 2022 | Status: Application in Progress

Comment:

Members support this application and would welcome a green roof

1no upgrade to digital display 94 Malling Street

Ref. No: SDNP/22/00290/ADV | Received: Fri 21 Jan 2022 | Validated: Thu 31 Mar 2022 | Status: Application in Progress

Comment:

Members strongly objected based on the following considerations:

The illuminated sign would be distracting to drivers and considered this to be a Highway Safety concern especially for drivers using the garage where the entrance was already hazardous.

The site is located opposite Wheatsheaf Gardens which is an important corridor into the countryside. An illuminated commercial sign on this site would diminish the enjoyment of walkers who approach the town from the nature reserve of Malling Down. This is reflected in policies SS1 and SS2 of the Lewes Neighbourhood Plan Public Realm Strategies which seek to enhance the experience of arrival streets and countryside gateways.

The South Downs National Park Local Plan, Development Management Policy SD53 Advertisements states "there will be a presumption against internally illuminated signs" and

Principle 1 of the SDNP Plan – An illuminated commercial sign cannot be said to be adding to the “natural beauty and cultural heritage” of Lewes.

Strategic Policy SD8: Dark Night Skies states “2.a) The installation of lighting is avoided” and Strategic Policy SD48: Climate Change and the Sustainable Use of Resources – The proposed sign will produce considerably more carbon emissions whether by embodied carbon in the manufacture of a highly technical installation or in the ongoing running and maintenance of such an installation.