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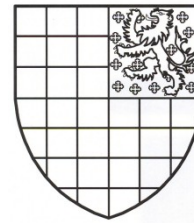
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**LEWES  
TOWN  
COUNCIL**

## **Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 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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