



**Minutes** of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 30 August 2022 at 7.00pm

**Present:** Councillors S Catlin (Chair), M Milner and S Sains

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

45. **Apologies:** were received from Councillors Clarke and Makepeace who were on holiday and Councillor Lamb who was unwell.
46. **Declarations of Interest:** There were none.
47. **Question Time:** There were none.
48. **Minutes:** The Minutes of the meeting held on 9 August 2022 were received and signed as a true copy.
49. **Chair's announcements:** The Committee had been circulated correspondence from the South Downs National Park Authority (SDNPA) regarding 'Removal of Publicity for Submitted Pre-Planning Application Enquiries' together with a personal response from Councillor Milner. **It was resolved that:**
1. Subject to a response from the SDNPA to Councillor Milner's email, this issue be discussed with the Planning Trainer at the planning training session scheduled for 8 September 2022.
  2. If no response is received to Councillor Milner's email, recommend to Council that Lewes Town Council write to the SDNPA querying its change to the process regarding pre-applications.
50. **Presentation:**
- 50.1. The Chairman welcomed Andrew Simpson who gave Councillors an update on progress of the Phoenix Development.
  - 50.2. Human Nature (HN) had established three working groups to assist with the consultation process being undertaken: Affordable Housing and Living work group, Access and Mobility work group and a Design work group. The groups would continue to meet throughout the project.
  - 50.3. HN were in the process of appointing a construction team to help with detailed design work.
  - 50.4. HN plans to maximise affordable housing provision whilst ensuring that the scheme can be delivered.
  - 50.5. The Town council would support the maximum amount possible of Lewes Low-Cost Housing (LLCH) in the proposal. The SDNPA and Lewes District

Council (LDC) would like 30% affordable housing. Mr Simpson explained that with more LLCH, the total percentage of affordable housing would be less.

- 50.6. The affordable and living housing group were focusing on minimising energy bills, looking at zero carbon and providing zero carbon energy. The proposal would also provide a community café with affordable produce.
- 50.7. Small start-up work- spaces were being proposed with an aim for small businesses to grow.
- 50.8. The Access and Mobility group included representatives from the Lewes Area Access Group and were focusing on people living with a disability.
- 50.9. The proposal would look at providing a car-club and electric bicycles to reduce traffic movements.
- 50.10. HN were looking at options for accessibility given the suggested location of a new bus interchange facility on Phoenix Causeway.
- 50.11. The Design Group is focusing on how the development would integrate visually into Lewes and construction materials that could be sourced locally.
- 50.12. HM would like to present to the Planning Committee prior to submission of the Planning Application.
- 50.13. The Chair thanked Mr Simpson for his informative presentation

**51. Planning Applications:** The committee considered the relevant sections of the lists of applications validated in the weeks commencing 8 August 2022, 15 August 2022 and 22 August 2022. Their comments are appended.

**52. North Street Quarter Task and Finish Group:** The committee considered the notes of the North Street Quarter Task and Finish Group meeting: **It was resolved that:**

- 1. The notes of the North Street Quarter Task and Finish Group meeting are agreed

**53. Miscellaneous Planning Issues:** The Chair informed the Committee of the following contrary and withdrawn applications.

- 53.1. Contrary decisions (LDC/SDNPA refused – LTC neutral/support)
  - SDNP/22/01775/CND 39 The Avenue
  - SDNP/22/01889/NMA Land at Southdowns Road
  - SDNP/22/02545/HOUS 9 Hawkenbury Way
- 53.2. Contrary decisions (LTC refused – LDC/SDNPA approved)
  - SDNP/22/00927/HOUS Kilimani Culfail
  - SDNP/22/01836/FUL 20-21 High Street
- 53.3. Withdrawn Applications
  - SDNP/22/01404/HOUS 67 The Avenue

The meeting ended at 8.00pm

Signed: .....

Date: .....

## Appendix 1

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Various external works including replacement signage with manifestation to doors add 2 no community advertising boards, update existing external lighting to signage with new slim line LED fittings, re-painting of window and door frames, re-location of existing letter box, and removal of existing fire exit 1 Station Road

Ref. No: SDNP/22/03639/PRE | Received: Mon 01 Aug 2022 | Validated: Tue 02 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors made no comment on this application

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Use of land for vehicle rental, erection of temporary office and ancillary facilities  
The Forecourt Court Road Car Park

Ref. No: SDNP/22/03583/FUL | Received: Fri 29 Jul 2022 | Validated: Fri 29 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors objected to this application as there was insufficient information in the proposal

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Construction of part single-storey, part two-storey side and rear extension, alterations to fenestration, and demolition of existing side and rear extension  
2 St Pancras Road

Ref. No: SDNP/22/03498/HOUS | Received: Tue 26 Jul 2022 | Validated: Tue 02 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Construction of three commercial buildings for light industrial or warehouse/trade counter use (Class E or B8). Retention of existing watercourse and creation of landscaped biodiversity buffer zone along north and eastern boundaries. Existing access road to be extended with vehicle turning area and associated parking and cycle parking to be provided. Land East of Malling Industrial Estate Brooks Road  
Ref. No: SDNP/22/03451/FUL | Received: Thu 21 Jul 2022 | Validated: Mon 01 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors support this application although they would recommend ground source heat pumps as an alternative to air source heat pumps

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Two storey side extension, replacement windows and installation of air source heat pump 75 Highdown Road

Ref. No: SDNP/22/03359/HOUS | Received: Fri 15 Jul 2022 | Validated: Tue 02 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Removal of panes of glass from two windows on the first-floor south elevation, installation of aluminium louvre fixed to the window frames, the louvres will be mill finish to match existing louvres already installed in the building

Automatic Telephone Exchange North Street

Ref. No: SDNP/22/03281/FUL | Received: Tue 12 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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Digital display (TV) screen placed in window bed of shop, illuminated/switched during set hours that can be changed - brightness can also be adjusted

217 High Street

Ref. No: SDNP/22/03271/ADV | Received: Tue 12 Jul 2022 | Validated: Fri 29 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors object to an illuminated screen in the Conservation Area

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Installation of new ducting to rear of property, addition of 1 slimline roof lantern, addition of green roof onto existing flat roof, upgraded door to rear of property 84 Flat High Street

Ref. No: SDNP/22/03222/FUL | Received: Thu 07 Jul 2022 | Validated: Thu 14 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Variation of condition 2 (plans) related to Planning Application SDNP/16/04707 to allow changes to the boot room on the ground floor with the removal of an external doorway and insertion of patio doors (on the front elevation) to improve light to the living space. The Royal British Legion Morris Road

Ref. No: SDNP/22/03188/CND | Received: Wed 06 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors note this application and approve the use of timber

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Installation of new dormer to rear and repairs to roof. 3 Mount Street

Ref. No: SDNP/22/03129/HOUS | Received: Mon 04 Jul 2022 | Validated: Wed 27 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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External painting, like for like, woodwork and walls in existing colours. Flat 1 1 Friars Walk

Ref. No: SDNP/22/03098/LIS | Received: Thu 30 Jun 2022 | Validated: Sun 10 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors support this application although noted that the work had been completed

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Single storey in-fill rear extension. 27 Priory Street Lewes

Ref. No: SDNP/22/03050/HOUS | Received: Tue 28 Jun 2022 | Validated: Mon 01 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Replacement of existing inconsistent field fencing with new split chestnut post and rail fencing Rhylstone The Motor Road Old Racecourse

Ref. No: SDNP/22/03387/HOUS | Received: Tue 19 Jul 2022 | Validated: Tue 02 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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Replacement of structural beam at first floor front elevation, lateral restraint to flank walls at first and second floor and repairs to internal plaster 23 Cliffe High Street

Ref. No: SDNP/22/03653/LIS | Received: Wed 03 Aug 2022 | Validated: Mon 08 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

Redevelopment of 'former auction rooms' into ten residential units

Garden Street Auction Rooms

Ref. No: SDNP/22/03728/PRE | Received: Tue 02 Aug 2022 | Validated: Tue 02 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors were unable to comment on this application as details on the proposal were unavailable

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Garage conversion to a habitable space, with windows to match existing and wall to be of similar or matching appearance to existing 6 Prince Edwards Road

Ref. No: SDNP/22/03435/HOUS | Received: Thu 21 Jul 2022 | Validated: Thu 21 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Replacement lean to garden room to the rear and replacement of existing shed with linear storage 51 New Road Lewes

Ref. No: SDNP/22/03436/HOUS | Received: Thu 21 Jul 2022 | Validated: Thu 21 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Installation of detached covered pergola to existing beer garden The Tally Ho

Ref. No: SDNP/22/03362/FUL | Received: Fri 15 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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Installation of rooftop solar panels 18 Barons Walk

Ref. No: SDNP/22/03381/HOUS | Received: Thu 14 Jul 2022 | Validated: Thu 28 Jul 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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Images of rear elevation with materials to match existing (Condition 3) , obscured glazed on side elevation (condition 2), development was done before one year had

elapsed and building regulations approval obtained (Condition 4) and done in accordance with submitted drawings (Condition 5) 6 Dorset Road

Ref. No: SDNP/22/03766/DCOND | Received: Thu 11 Aug 2022 | Validated: Thu 11 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors note this application

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Repairs to sash windows and associated cills/surrounds to south elevation

141 High Street

Ref. No: SDNP/22/03220/LIS | Received: Thu 07 Jul 2022 | Validated: Wed 03 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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Repointing of a maximum of 20% of the joints on the front brick portion of the house, repointing of the coping stones at the front top of the house. Placement of hessian sheeting for up to a month to allow drying time 2 Keere Street

Ref. No: SDNP/22/03148/LIS | Received: Mon 04 Jul 2022 | Validated: Wed 03 Aug 2022 | Status: Application in Progress

**Comment:**

Councillors support this application