

How to contact us

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Lewes, East Sussex
BN7 2QS

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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 7 June 2022**, at **7.00pm** which you are summoned to attend.

L Chrysostomou
Town Clerk
27 May 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 17 May 2022 (pages 3 - 9)

6. **Chairman'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: 16 May 2022 (pages 10 - 12) and, 23 May 2022 (pages 13 - 14)

8. **Former Bus Station SDNP/22/02197/FUL – To consider this application**

Demolition of existing buildings and construction of mixed-use development comprising 3 houses (Class C3), 37 self-contained flats (Class C3) and 192m² of ground floor commercial space (Class E), with associated access alterations, landscaping and parking.

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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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

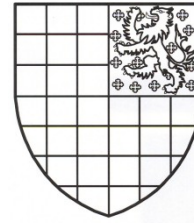
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**LEWES
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Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 17 May 2022 at 7.00pm

Present: Councillors S Catlin (Chair), J Baah, E Clarke, R Handy, J Lamb, I Makepeace, M Milner and S Sains

In attendance: Town Clerk, Committee Administrator

1. **Election of Chair:** Councillor Stephen Catlin was elected as chair of the Committee for the year 2022 to 2023 and Councillor Merlin Milner elected as vice-chair.
2. **Apologies:** There were none.
3. **Declarations of Interest:** There were none.
4. **Question Time:** There were none. There were three Councillors of the public present.
5. **Minutes:** The Minutes of the meeting held on 26 April 2022 were received and signed as an accurate record.
6. **Phoenix Project Proposals:**

The Chair welcomed Mr Andrew Simpson (Planning Adviser) and Mr Jonathan Smales (Chief Executive) from Human Nature, who briefed Councillors on the latest development proposals for land at the North Street Quarter.

Human Nature's (HN) approach to the proposed development was about maximising opportunities for sustainable living. The project has secured community investment from local people who see the potential in the project to build a neighbourhood and grow strong communities. At present Human Nature employs 20 local people and are supporting 30 local businesses that remain on the current site and HN will work with these businesses in order that they will benefit from employment space that will become available on the site in the next ten years.

HN aim to work with residents and the Town and District Council to decide how to make housing units on the site genuinely affordable to people earning lower and middle incomes. The project is designed to provide opportunities for everyone in the town and looking at all aspects i.e. housing, businesses, education, employment and leisure.

Timber construction is being investigated as was cheaper energy, HN were currently in talks with OVESCO. Roof space would be utilised providing garden space and the site would feature a rain garden, which in the event of a flood would drain in four days. HN would continue to work with the South Downs National Park Authority, East Sussex County Council, Lewes District Council and Lewes Town Council in how they can contribute to an improved bus interchange in the most accessible and suitable space. Electric car charging points will be available on site as well as E-cargo bikes.

It was hoped that a planning application for the proposal would be considered in July for determination.

A question and answer session followed with Councillors expressing a variety of views about the proposals. The Chairman thanked Mr Simpson and Mr Smales for their informative presentation.

7. Chair's announcements:

The Chair informed the Committee that the planning application for the Bus Station (SDNP/22/02197/FUL) was now live. The Town Council's Planning Committee would consider this application at their next meeting on 7 June 2022. Closing dates for comments was the 9 of June, however an extension of time had been requested and granted from the SDNPA until 15 June in order for the Town Council to collate a response.

8. Lewes Informal Parking Review 2022:

Councillors comments were:

LW22 05 / Cross Way and North Way – feedback from Nevill residents indicated they were happy with the restrictions and residents were aware that they would make the bus route easier. Residents also raised the point that although restrictions are put in place they need to be enforced. The Nevill Residents Association would write to East Sussex County Council requesting that parking attendants monitor the site on a regular basis.

LW22 10 / Hillyfield – feedback from residents indicated they are happy without enforcement. It is not clear from the documentation that the single yellow line will be removed if the signage to support its enforcement is not erected.

LW22 11 / Kingsley Road – could help alleviate the number and duration of cars and vans parking on what becomes a bottleneck.

LW22 15 / Mountfield Road – Regret loss of disabled bays.

It was noted the lack of actions regarding parking on the High Street and Western Road, Lewes where buses try to pass through.

Road lines and speed restriction markings in the town were faded in several areas and need repainting.

Councillor Lamb left the meeting at this point, 8pm.

9. Planning Applications: The Committee considered the relevant sections of the lists of applications validated in the weeks commencing 25 April 2022, 2 May 2022 and 9 May 2022. Their comments are appended.

10. Miscellaneous Planning Issues: Councillors were informed of an Appeal under Section 78 of the Town and Country Planning Act 1990 – SDNP/19/05916/FULL, Astley House, Spital Road, Lewes, BN7 1PW; Demolition of the vacant building and the construction of 28 residential units with association landscaping and on-site car parking (Revised Plans).

The Town Council can elaborate or modify/withdraw previous comments. All representations must be submitted to the Planning Inspectorate no later than 2nd June 2022.

An Inspector appointed by the Planning Inspectorate will open the Public Inquiry into the appeal on 19th July 2022 at 10:00am at King Church, Lewes.

Councillors re-iterated their STRONG OBJECTIONS to this application made at their meeting in December 2020. Councillors added that there was no provision in the proposal for Lewes Low Cost Housing as set out in the Neighbourhood Plan. The proposal also lacks sustainability. Councillors repeated their concern regarding the potential loss or re-siting of mature trees on the site and that the site was a gateway location.

The meeting ended at 8:45pm

Signed: Date:

Appendix 1

Replacement rear single storey extension, internal modifications, restoration and other external works, 32 Friars Walk
Ref. No: SDNP/22/01861/LIS | Received: Wed 13 Apr 2022 | Validated: Wed 13 Apr 2022 | Status: Application in Progress
Comment:

Councillors support this application

Partial change of use of the ground floor from Class E to residential. Minor external alterations to replace existing windows with doors on the ground floor, side and rear to facilitate the proposed residential use of the building and for access, 20-21 High Street
Ref. No: SDNP/22/01836/FUL | Received: Tue 12 Apr 2022 | Validated: Tue 12 Apr 2022 | Status: Application in Progress
Comment:

Councillors referred to Policy HC1 (i) in the Lewes Neighbourhood Plan - Protection of Existing & New Community Infrastructure which details the circumstances in which retail can be converted to residential and therefore objected to this proposal due to the loss of another retail unit on the High Street. Councillors noted that there was a neighbour objection; that no Noise Assessment had been considered; configuration was poorly designed with bedrooms against entrance ways; bin and cycle storage required attention; this was not minor alterations as stated.. Therefore, councillors OBJECT to this application.

Erection of two storey side and rear extension, 58 South Way
Ref. No: SDNP/22/01837/HOUS | Received: Tue 12 Apr 2022 | Validated: Tue 12 Apr 2022 | Status: Application in Progress
Comment:

Councillors were neutral on this application

Proposed alteration of ground floor window into french doors, replacement of ground floor window, like for like replacement with double glazed units
Lewes Old Grammar School Juniors 7 King Henrys Road
Ref. No: SDNP/22/01821/FUL | Received: Mon 11 Apr 2022 | Validated: Mon 11 Apr 2022 | Status: Application in Progress
Comment:

Councillors support this application

Replacement rainwater goods to the rear, 103 High Street
Ref. No: SDNP/22/01803/LIS | Received: Fri 08 Apr 2022 | Validated: Fri 08 Apr 2022 | Status: Application in Progress
Comment:

Councillors 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.

Replacement rainwater goods to the rear, 103 High Street

Ref. No: SDNP/22/01802/HOUS | Received: Fri 08 Apr 2022 | Validated: Fri 08 Apr 2022 | Status: Application in Progress

Comment:

Councillors 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 summerhouse with concrete base, 24 The Avenue

Ref. No: SDNP/22/01674/HOUS | Received: Mon 04 Apr 2022 | Validated: Tue 19 Apr 2022 | Status: Application in Progress

Comment:

Councillors support this application and recommended that a rain-water collection system be considered

Replacement of roof covering, felt and battens, flashings and soakers to single storey rear extension, replacement of bathroom window and frame on rear elevation of property

12 Southover High Street

Ref. No: SDNP/22/01388/LIS | Received: Thu 17 Mar 2022 | Validated: Mon 04 Apr 2022 | Status: Application in Progress

Comment:

Councillors support this application

Proposed additional floor on garage to accommodate home office and storage, Caburn Cuilfail

Ref. No: SDNP/22/01291/HOUS | Received: Mon 14 Mar 2022 | Validated: Mon 14 Mar 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application due to a lack of clear information in the application

Enlargement of two windows on the first floor on the south and south west elevations

Linklater Pavilion Railway Lane

Ref. No: SDNP/22/01221/FUL | Received: Wed 09 Mar 2022 | Validated: Tue 29 Mar 2022 | Status: Application in Progress

Comment:

Councillors support this application

Internal replacement of oak beams and floor joists, replacement lath and lime plaster ceiling, fire separation works between ground and first floors, repair works to chimney breast, replacement of suspended timber floor to ground floor office and replacement of flat/pitched roof over ground floor rear ancillary area, 177 High Street

Ref. No: SDNP/22/01155/LIS | Received: Mon 07 Mar 2022 | Validated: Thu 31 Mar 2022 | Status: Application in Progress

Comment:

Councillors support this application

Enlargement of existing rear dormer extension, 1 Priory Terrace Mountfield Road

Ref. No: SDNP/22/01815/HOUS | Received: Mon 11 Apr 2022 | Validated: Tue 26 Apr 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Change of Use: Class F for multipurpose community space, 4 North Court

Ref. No: SDNP/22/01937/PRE | Received: Sat 09 Apr 2022 | Validated: Mon 25 Apr 2022 | Status: Application in Progress

Comment:

Councillors support this application

Single story rear extension Gippsland South Way

Ref. No: SDNP/22/01677/HOUS | Received: Mon 04 Apr 2022 | Validated: Thu 14 Apr 2022 | Status: Application in Progress

Comment:

Councillors felt there was a lack of clarity and detailed information in this application and therefore objected. There was no reference to ecosystems or policies.

Replacement of two rear windows 134 High Street

Ref. No: SDNP/22/01062/LIS | Received: Tue 01 Mar 2022 | Validated: Wed 13 Apr 2022 | Status: Application in Progress

Comment:

Councillors support this application and would recommend white painted timber

Variation of Condition 3 of planning application SDNP/21/02995/HOUS to excavate slightly further into the root protection zone of the retained tree T4, 39 The Avenue

Ref. No: SDNP/22/01775/CND | Received: Thu 07 Apr 2022 | Validated: Thu 07 Apr 2022 | Status: Application in Progress

Comment:

Councillors support this application and concur with suggestion of using a manual digger

Insertion of two no. conservation rooflights on both sides of the pitched roof

2 Providence Studios 7 Little East Street

Ref. No: SDNP/22/02111/HOUS | Received: Thu 28 Apr 2022 | Validated: Thu 28 Apr 2022 | Status: Application in Progress

Comment:

Councillors support this application and would suggest the applicant be referred to the SDNPA Night Skies Policy.

Construction of a small one-bedroom dwelling in rear garden

5 Nevill Crescent

Ref. No: SDNP/22/02200/PRE | Received: Tue 26 Apr 2022 | Validated: Thu 05 May 2022 | Status: Application in Progress

Comment:

Councillors support this application

Creation of sand school Land at Western End of Juggs Road

Ref. No: SDNP/22/02052/FUL | Received: Tue 26 Apr 2022 | Validated: Tue 26 Apr 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Enlargement of existing single vehicle off road parking and drop kerb for two vehicles
6 Meridian Road

Ref. No: SDNP/22/02056/HOUS | Received: Mon 25 Apr 2022 | Validated: Thu 28 Apr 2022 | Status:
Application in Progress

Comment:

Councillors support this application and would encourage the use of permeable materials

Non Material Amendment to SDNP/15/01303/FUL - Change to the internal layout of the 3rd floor
apartment in the North West Block to create access to a second terrace

Land at Southdowns Road

Ref. No: SDNP/22/01889/NMA | Received: Thu 14 Apr 2022 | Validated: Fri 03 Jun 2022 | Status:
Application in Progress

Comment:

Councillors were neutral on this application

replacement and insertion of windows to match existing and replacement existing roof to garage
from flat roof to mono pitch with rooflights 40 Montacute Road

Ref. No: SDNP/22/01898/HOUS | Received: Thu 14 Apr 2022 | Validated: Thu 14 Apr 2022 | Status:
Application in Progress

Comment:

Councillors were neutral on this application

Demolition of existing 3 square metre lean to porch, construction of 2.5 metre square lean to porch
7 The Lynchets

Ref. No: SDNP/22/01871/HOUS | Received: Wed 13 Apr 2022 | Validated: Sat 23 Apr 2022 | Status:
Application in Progress

Comment:

Councillors support this application

Replacement of rear single storey extension, internal modifications and restoration and other
external works 32 Friars Walk

Ref. No: SDNP/22/01860/FUL | Received: Wed 13 Apr 2022 | Validated: Mon 25 Apr 2022 | Status:
Application in Progress

Comment:

Councillors support this application

Proposed glazed screen internally between library and hallway at ground floor
140 High Street

Ref. No: SDNP/22/01773/LIS | Received: Thu 07 Apr 2022 | Validated: Thu 28 Apr 2022 | Status:
Application in Progress

Comment:

Councillors support this application

Discharge of condition 3 of planning application SDNP/21/05387/LIS to provide details of cover strip
in relation to the mathematical tiles to the corner, report detailing the need for and locations of
restraint strapping/ties/brick reinforcements/helifix details and any other mechanical fixings between

the internal and exterior parts of the building, a method statement describing how the cement render will be removed, as well as a sample patch, a sample panel of the mathematical tiles for viewing on site including details of the exact mortar mix and manufacturer's detail of any replacement tiles 1
Mount Pleasant

Ref. No: SDNP/22/02223/DCOND | Received: Mon 28 Mar 2022 | Validated: Mon 28 Mar 2022 |
Status: Decision Pending

Comment:

Councillors were neutral on this application

First floor pitched roof extension, first floor rear dormer with walkway, jerkinhead to gable side roof extension and ground floor rear extension

Ref No: SDNP/22/01347/HOUS | Received: Wed 16 Mar 2022 | Validated: Wed 16 Mar 2022

Hillside Cottage Annexe, Ringmer Road

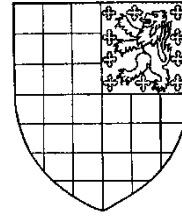
Status: Application in Progress

Comment:

Councillors were neutral on this application noting that the proposed works would not be seen from the road

MEMORANDUM

To: All Town Councillors
Date: 17 May 2022



**LEWES
TOWN
COUNCIL**

Subject: Planning Applications validated for week of 16 May 2022

The following planning applications have been validated by the planning authority for the week of 16 May 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 7 June 2022

Installation of conservation rooflights to existing loft, replacement and new windows & door to rear and side elevation at ground floor and lower ground floor level and minor internal modifications to layout 1 Dorset Road

Ref. No: SDNP/22/02257/HOUS | Received: Tue 10 May 2022 | Validated: Tue 10 May 2022 |

Status: Application in Progress

Comment:

Change of use of the existing second floor storage area to studio 1 bed apartment
3 Fisher Street

Ref. No: SDNP/22/02327/PRE | Received: Thu 05 May 2022 | Validated: Thu 05 May 2022 |

Status: Application in Progress

Comment:

Extension and reconfiguration to existing dwelling 20 Gundreda Road

Ref. No: SDNP/22/02321/PRE | Received: Tue 03 May 2022 | Validated: Thu 12 May 2022 |

Status: Application in Progress

Comment:

Erection of balustrading to the first-floor rear balcony 10-11 Priory Crescent

Ref. No: SDNP/22/02108/LIS | Received: Thu 28 Apr 2022 | Validated: Wed 04 May 2022 | Status: Application in Progress

Comment:

Erection of a rear, infill, single storey extension to existing dwelling 36 Morris Road

Ref. No: SDNP/22/02098/HOUS | Received: Thu 28 Apr 2022 | Validated: Tue 03 May 2022 | Status: Application in Progress

Comment:

New porch extension to the front elevation 32 Mountfield Road

Ref. No: SDNP/22/02097/HOUS | Received: Thu 28 Apr 2022 | Validated: Wed 11 May 2022 | Status: Application in Progress

Comment:

Alterations and extensions to facilitate change of use to provide 4no. two bed and 4no. three bed flats with retained commercial use to part of ground and first floor

Pannets Building Railway Lane

Ref. No: SDNP/22/02215/PRE | Received: Tue 26 Apr 2022 | Validated: Mon 09 May 2022 | Status: Application in Progress

Comment:

Conversion of existing integral garage into habitable living space Walnut Grove Kingston Road

Ref. No: SDNP/22/01957/HOUS | Received: Thu 21 Apr 2022 | Validated: Thu 05 May 2022 | Status: Application in Progress

Comment:

Insertion/extension of the first floor/mezzanine space to form 2no. additional classrooms, existing ground floor workshop to be retained with minor alterations, and additional windows to the east elevation and recovering of roof with slates and conservation rooflights

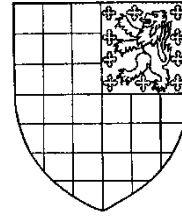
Land to The rear of Lewes Old Grammar School

Ref. No: SDNP/22/01840/PRE | Received: Fri 08 Apr 2022 | Validated: Wed 20 Apr 2022 | Status: Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 24 May 2022



**LEWES
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Subject: Planning Applications validated for week of 23 May 2022

The following planning applications have been validated by the planning authority for the week of 23 May 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 7 June 2022

Erection of single storey rear extension, hip to gable roof extension with creation of dormer, rooflights and alterations to windows and doors, 12 Houndean Rise
Ref. No: SDNP/22/02426/HOUS | Received: Fri 20 May 2022 | Validated: Fri 20 May 2022 |
Status: Application in Progress

Comment:

Change existing pitched roof to a new flat roof with a lantern light over previously built rear extension 9 St Michaels Terrace
Ref. No: SDNP/22/02304/HOUS | Received: Thu 12 May 2022 | Validated: Thu 12 May 2022 |
Status: Application in Progress

Comment:

Replacement of windows to the rear elevation 18 Garden Street
Ref. No: SDNP/22/02216/HOUS | Received: Fri 06 May 2022 | Validated: Sun 15 May 2022 |
Status: Application in Progress

Comment:

Garden Room/home office in residential garden Priory Cottage Cockshut Road
Ref. No: SDNP/22/02441/PRE | Received: Fri 06 May 2022 | Validated: Fri 06 May 2022 | Status:
Application in Progress

Comment:

Creation of dormer to rear and rooflights to front, side and rear roofsopes 23 Houndean Rise
Ref. No: SDNP/22/02159/HOUS | Received: Wed 04 May 2022 | Validated: Tue 10 May 2022 |
Status: Application in Progress

Comment:

Proposed loft conversion including installation of four front facing rooflights 11 Glebe Close
Ref. No: SDNP/22/02294/LDP | Received: Thu 12 May 2022 | Validated: Thu 12 May 2022 |
Status: Application in Progress

Comment: