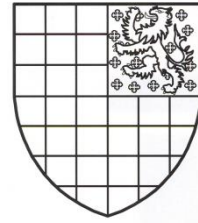


Town Hall  
High Street  
Lewes  
East Sussex  
BN7 2QS



**LEWES  
TOWN  
COUNCIL**

☎ 01273 471469 Fax: 01273 480919

✉ [info@lewes-tc.gov.uk](mailto:info@lewes-tc.gov.uk)

🌐 [www.lewes-tc.gov.uk](http://www.lewes-tc.gov.uk)

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 11<sup>th</sup> June 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden  
Town Clerk  
17<sup>th</sup> May 2019



## **AGENDA**

1. **APOLOGIES FOR ABSENCE:**  
To receive apologies from members of the committee who are unable to attend.
2. **MEMBER'S DECLARATIONS OF INTEREST:**  
To note declarations of any personal or prejudicial interests in matters on this agenda.
3. **QUESTION TIME:**  
To receive questions regarding items on this agenda.
4. **CHAIRMAN'S ANNOUNCEMENTS:**  
To receive any announcements from the Chairman of the Committee.
5. **MINUTES:**  
To approve the Minutes of the Meeting held on Tuesday, 21<sup>st</sup> May 2019
6. **NEIGHBOURHOOD PLAN:**  
A presentation by the South Downs National Park Authority
7. **PLANNING APPLICATIONS \*:**  
To consider the relevant sections of the lists dated: 20<sup>th</sup> May, 27<sup>th</sup> May and 3<sup>rd</sup> June 2019.
8. **MISCELLANEOUS PLANNING ISSUES:**  
To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*

*For further information about items appearing on this agenda please contact the Town Clerk at the above address.*

\* A full agenda is available at the Town Hall reception desk, between 9:00am - 5:00pm Mon to Thurs, and 9:00am - 4:00pm on Fridays.

Members of the public have the right and are welcome to attend meetings of the Committee – representations on specific applications may be heard at the start of each meeting with the Chairman's consent, and subject to time available. Correspondence or requests to address the Committee should, whenever possible, be notified to the Town Clerk at least 24 hours in advance. **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:** Cllrs Baah, Catlin, Handy; Henman; Lamb; Makepeace; Maples; Milner

*For information: All Councillors, Lewes Library, T/Hall Noticeboard, Sx Express Sx Police, M Caulfield MP; Friends of Lewes*

# ***MINUTES***

of a meeting of the Planning Committee held on Tuesday 21st May 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

**Present:** Cllrs J Baah; S Catlin; R. Handy; J Herbert; Dr. W. Maples; J Lamb

*In attendance:* S. Brigden (*Town Clerk*) and Ms F Willis (*Committee Admin*)

## **PC2019/001 ELECTION OF CHAIRMAN:**

Cllr. Catlin was elected as Chairman of the Planning Committee for the 2019/20 municipal year.

It was agreed that a deputy would be desirable but an appointment was deferred until all members could attend.

## **PC2019/002 APOLOGIES FOR ABSENCE:**

Apologies had been received from Cllr. Makepeace, who cited another engagement, and Cllr. Milner who had a work commitment.

## **PC2019/003 MEMBERS' DECLARATIONS OF INTEREST:**

Cllr J Lamb declared an interest in SDNP/19/02205/HOUS 32 The Meadows and SDNP/19/01667 7 Barn Road in that these applicants are near neighbours.

## **PC2019/004 QUESTION TIME:**

There were no questions.

## **PC2019/005 CHAIRMAN'S ANNOUNCEMENTS:**

There were none.

## **PC2019/006 PRE-APPLICATION PRESENTATION:**

Members welcomed Declan and Katherine Newman who were attending to present their ideas for a new home to be built on land at the rear of St. Anne's Crescent. This would be partially inset into the slope of the land to minimise visual intrusion and was designed to include sustainably sourced materials and many environmentally friendly features. Members thanked Mr. and Mrs. Newman for their interesting presentation; asked several questions and were encouraging about the concept; stating that they looked forward to a formal application in due course.

## **PC2019/007 MINUTES:**

The Minutes of the meeting held on 30th April 2019 were received and signed as an accurate record, subject to an addition to the minutes referring to planning application number SDNP/19/01481/PA3A. This referred to a comment which had been omitted from the minutes, stating that Members welcomed the employment opportunities represented by the proposals..

## **PC2019/008 PLANNING APPLICATIONS:**

The Committee considered relevant sections of the lists of applications validated in the weeks commencing 29<sup>th</sup> April 2019, 6<sup>th</sup> May and 13<sup>th</sup> May 2019. Their comments are appended.



**MISCELLANEOUS PLANNING ISSUES:**

- > Members were advised of an Order made regarding the East Sussex Rights of Way Definitive Map; specifically Public Footpath Lewes 55 (in the area of Clevedown). This advised that there was a 42 day period for objections or representations which would run until 8<sup>th</sup> July. Members made no comment on the proposed footpath.
  
- > Members considered that it would be helpful to have a standard text regarding the design of new or replacement roof structures, similar to that used in relation to bird nesting facilities, to be included in responses for all appropriate applications in future. This was agreed as:

*“Members felt that the applicants should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photovoltaic panels.”*

*The meeting ended at 8:20pm*

Signed: .....

Date:.....

## **Subject: Planning Applications validated for week of 29<sup>th</sup> April 2019**

Discharge of Conditions 4 (Archaeology) and 17 (Land Contamination) of application SDNP/14/00102/FUL - Demolition of existing commercial building and erection of a terrace of seven residential houses Falcon Wharf Railway Lane Lewes East Sussex BN7 2AQ Ref. No: SDNP/19/01995/DCOND | Received: Thu 18 Apr 2019 | Validated: Thu 18 Apr 2019 | Status: Decision Pending

Comments: No comment.

---

Proposed replacement rear single and two storey extension, internal modifications and restoration, external works  
32 Friars Walk Lewes BN7 2LE

Ref. No: SDNP/19/01759/FUL | Received: Wed 10 Apr 2019 | Validated: Mon 15 Apr 2019 | Status: Application in Progress

Comments: No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

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Replacement of existing rear extension  
8 St Johns Hill Lewes BN7 2DP

Ref. No: SDNP/19/01742/HOUS | Received: Tue 09 Apr 2019 | Validated: Mon 22 Apr 2019 | Status: Application in Progress

Comments: No comment

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## **Planning Applications validated for week of 6<sup>th</sup> May 2019**

Single storey rear extension with flat roof  
75 Valence Road Lewes BN7 1SJ

Ref. No: SDNP/19/02117/HOUS | Received: Thu 02 May 2019 | Validated: Thu 02 May 2019 | Status: Application in Progress

Comments: Members felt that the applicant should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panels.

---

Erection of a three bedroom detached dwelling house 9 Nevill Crescent Lewes BN7 1ND

Ref. No: SDNP/19/02057/FUL | Received: Tue 30 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: Members are aware of and support neighbours' concerns regarding scale and massing – the proposed structure extends too close to the site boundary, significantly affecting light as well as possibly limiting access to neighbouring properties.

---

Proposed replacement of all external windows and doors to YMCA, The Annexe, Evelyn House and Westgate Cafe, and infill of window openings to the ground floor rear elevation of the YMCA building with solid render finish  
Lewes Ymca Westgate Street Lewes BN7 1YR

Ref. No: SDNP/19/02041/FUL | Received: Mon 29 Apr 2019 | Validated: Mon 29 Apr 2019 | Status: Application in Progress

Comments: Members welcome maintenance to this building and encouraged the use of sustainable materials.

Two storey and single storey rear extension  
32 Nevill Road Lewes BN7 1PQ

Ref. No: SDNP/19/02016/HOUS | Received: Fri 26 Apr 2019 | Validated: Fri 26 Apr 2019 | Status: Application in Progress

Comments: No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)  
Members also felt that the applicant should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panels.

---

Alteration to car park entry point and formation of a new delivery door in lieu of an existing window Caburn House  
Brooks Road Lewes BN7 2BY

Ref. No: SDNP/19/02015/FUL | Received: Fri 26 Apr 2019 | Validated: Fri 26 Apr 2019 | Status: Application in Progress

Comments: No comment

---

Internal alterations at ground floor level and replacement door and window 30 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/19/01965/HOUS | Received: Wed 24 Apr 2019 | Validated: Wed 24 Apr 2019 | Status: Application in Progress

Comments: A welcome improvement.

---

Internal alterations at rear ground floor and replacement garden door and window  
30 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/19/01966/LIS | Received: Wed 24 Apr 2019 | Validated: Wed 24 Apr 2019 | Status: Application in Progress

Comments: A welcome improvement.

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Proposed handrails to steps leading to porch entrance  
St Anne's Church Western Road Lewes BN7 1XJ

Ref. No: SDNP/19/01950/FUL | Received: Tue 23 Apr 2019 | Validated: Tue 23 Apr 2019 | Status: Application in Progress

Comments: Welcome improvement to accessibility.

---

Removal of existing porch and replace with new oak frame porch  
33 Gundreda Road Lewes East Sussex BN7 1PT

Ref. No: SDNP/19/02047/HOUS | Received: Tue 23 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment other than to encourage the use of oak from sustainable sources.

Discharge of condition relating to details of balcony and french windows relating to application SDNP/15/04933/HOUS and SDNP/15/04934/LIS

8 South Street Lewes East Sussex BN7 2BP

Ref. No: SDNP/19/01983/DCOND | Received: Thu 18 Apr 2019 | Validated: Thu 25 Apr 2019 | Status: Application in Progress

Comments: No comment other than it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

---

Single storey ground floor rear extension to an existing chalet style building using matching roof tiles and brickwork

4 Old House Courtyard Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/01582/FUL | Received: Tue 02 Apr 2019 | Validated: Mon 08 Apr 2019 | Status: Application in Progress

Comments: Welcome sympathetic choice of materials and design.

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Section 73A retrospective application for erection of garage to side elevation and front porch

7 Barn Road Lewes East Sussex BN7 2JH

Ref. No: SDNP/19/01667/HOUS | Received: Tue 02 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment.

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Proposed extension of existing workshop, and subsequent change of use to create 1 x two bedroom dwelling

1 Morris Road Lewes East Sussex BN7 2AT

Ref. No: SDNP/19/02039/FUL | Received: Thu 21 Mar 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment.

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### **Planning Applications validated for week of 13<sup>th</sup> May 2019**

Proposed erection of a two storey side extension

51 Hawkenbury Way Lewes BN7 1LT

Ref. No: SDNP/19/02239/HOUS | Received: Fri 10 May 2019 | Validated: Fri 10 May 2019 | Status: Application in Progress

Comments: No comment other than it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

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Proposed loft conversion with formation of rear dormer and roof extension 32 The Meadows Lewes BN7 2JJ

Ref. No: SDNP/19/02205/HOUS | Received: Thu 09 May 2019 | Validated: Thu 09 May 2019 | Status: Application in Progress

Comments: No comment it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

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Erection of a single storey rear/side extension 1 Juggs Close Lewes BN7 1QP

Ref. No: SDNP/19/02210/HOUS | Received: Thu 09 May 2019 | Validated: Thu 09 May 2019 | Status: Application in Progress

Comments: No comment.

New first floor extension to existing single-storey house including timber cladding with black window frames, photovoltaic panels mounted at new roof level, new ground floor entrance lobbies and replacement windows, with timber spandrel panels to match new first floor extension, new sedum-planted roof coverings to existing flat roofs, and general improvements to hard landscaping to front of house

4 Park Road Lewes BN7 1BN

Ref. No: SDNP/19/02185/HOUS | Received: Wed 08 May 2019 | Validated: Wed 08 May 2019 | Status: Application in Progress

Comments: Welcome the sustainability features and it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

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Variation of condition 1 (approved plans) of application SDNP/18/01067/HOUS

Long Cottage King Henrys Road Lewes BN7 1BU

Ref. No: SDNP/19/02200/CND | Received: Wed 08 May 2019 | Validated: Wed 08 May 2019 | Status: Application in Progress

Comments: No comment

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The addition of two windows at the side on the West elevation, The addition of two gates, one to secure the back garden and the other to block access to the balcony. The addition of a retractable awning above the upper floor bi-fold doors

1 The Villas 56 Grange Road Lewes East Sussex BN7 1TU

Ref. No: SDNP/19/02225/PRE | Received: Tue 07 May 2019 | Validated: Tue 07 May 2019 | Status: Application in Progress

Comments: No comment

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Minor alterations to fenestration of previously approved two storey side and rear 30 South Way Lewes BN7 1LY

Ref. No: SDNP/19/02120/NMA | Received: Thu 02 May 2019 | Validated: Thu 02 May 2019 | Status: Application in Progress

Comments: No comment.

---

Replacement front door

55 Priory Street Lewes BN7 1HJ

Ref. No: SDNP/19/01967/HOUS | Received: Wed 24 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment.



**Planning Applications validated for week of 20<sup>th</sup> May 2019**

Internal alterations 73 High Street Lewes BN7 1XG Ref. No: SDNP/19/02316/LIS | Received: Wed 15 May 2019 | Validated: Wed 15 May 2019 | Status: Application in Progress

Comments:

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Discharge of conditions 4 (windows) and 5 (cladding and fascias) of application SDNP/18/01477/FUL to provide details of proposed materials. Eastgate Baptist Church Eastgate Street Lewes East Sussex Ref. No:

SDNP/19/02346/DCOND | Received: Wed 15 May 2019 | Validated: Wed 15 May 2019 | Status: Application Determined

Comments:

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Proposed installation of 4no non-illuminated fascia signs Southdowns Business Park, Unit 5 Brooks Road Lewes BN7 2FB

Ref. No: SDNP/19/02298/ADV | Received: Tue 14 May 2019 | Validated: Tue 14 May 2019 | Status: Application in Progress

Comments:

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Replacement of two second floor sash windows (West elevation) including associated making good/decorations Flat 3 10 Waterloo Place Lewes BN7 2PP

Ref. No: SDNP/19/02253/FUL | Received: Fri 10 May 2019 | Validated: Mon 13 May 2019 | Status: Application in Progress

Comments:

Discharge of condition 3 and 4 of application SDNP/18/05709/LIS regarding to window repair schedule and samples of the new clay roof tiles. 169 High Street Lewes East Sussex BN7 1YE

Ref. No: SDNP/19/02343/DCOND | Received: Wed 08 May 2019 | Validated: Wed 08 May 2019 | Status: Application in Progress

Comments:

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Section 73A retrospective application for replacing old scaffolding poles, rusty gates, scrap iron and rocks with sandbags filled with dry mix (ballast & cement). The Moorings South Street Lewes East Sussex

Ref. No: SDNP/19/02033/FUL | Received: Fri 26 Apr 2019 | Validated: Thu 09 May 2019 | Status: Application in Progress

Comments:

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Erection of 47 dwellings. County Hall Campus (Sites 52 and 53 In The Lewes Neighbourhood Plan) St Annes Crescent Lewes East Sussex BN7 1UE

Ref. No: SDNP/19/02345/PRE | Received: Tue 12 Mar 2019 | Validated: Tue 12 Mar 2019 | Status: Application in Progress

Comments:

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### **Planning Applications validated for week of 27<sup>th</sup> May 2019**

Proposed replacement railings and gate to rear entrance, proposed planting boxes to front elevation and proposed lighting to front elevation. 65 High Street Lewes BN7 1XG

Ref. No: SDNP/19/02464/FUL | Received: Wed 22 May 2019 | Validated: Wed 22 May 2019 | Status: Application in Progress

Comments:

Proposed replacement railings and gate to rear entrance, proposed planting boxes to front elevation and proposed lighting to front elevation. 65 High Street Lewes BN7 1XG

Ref. No: SDNP/19/02465/LIS | Received: Wed 22 May 2019 | Validated: Wed 22 May 2019 | Status: Application in Progress

Comments:

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Change of use from a takeaway (A5) to residential (C3A) (ground floor and basement), demolition and replacement of rear existing extension. 22 Fisher Street Lewes BN7 2DG

Ref. No: SDNP/19/02411/FUL | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status: Application in Progress

Comments:

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Proposed double story rear extension, 2 front elevation conservation roof lights, rear dormer to replace existing loft rooflights, side dormer with obscured glass and obscured glass rooflights to en-suite. 70 Houndean Rise Lewes BN7 1EJ

Ref. No: SDNP/19/02419/HOUS | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status: Application in Progress

Comments:

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Discharge of conditions 7 of application SDNP/16/02610/HOUS relating to details of soft and hard landscaping. 2 The Avenue Lewes East Sussex BN7 1QS

Ref. No: SDNP/19/02359/DCOND | Received: Mon 13 May 2019 | Validated: Wed 22 May 2019 | Status: Application in Progress

Comments:

Removal of an existing outbuilding erection of a garden studio/outbuilding 51 Leicester Road Lewes BN7 1SU

Ref. No: SDNP/19/02266/HOUS | Received: Mon 13 May 2019 | Validated: Mon 20 May 2019 | Status: Application in Progress

Comments:

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### **Planning Applications validated for week of 3<sup>rd</sup> June 2019**

We wish to paint our house 'green smoke' and refresh the existing off-white paint on the door and window frames. 16 Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/02617/LIS | Received: Fri 31 May 2019 | Validated: Fri 31 May 2019 | Status: Application in Progress

Comments:

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We wish to paint our house 'green smoke' and refresh the existing off-white paint on the door and window frames. 16 Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/02616/FUL | Received: Fri 31 May 2019 | Validated: Fri 31 May 2019 | Status: Application in Progress

Comments:

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Proposed installation of air source heat pump to service yard. 35 Friars Walk Lewes BN7 2LG

Ref. No: SDNP/19/02557/FUL | Received: Wed 29 May 2019 | Validated: Wed 29 May 2019 | Status: Application in Progress

Comments:

Proposed first floor extension above existing garage. 91 Highdown Road Lewes East Sussex BN7 1QF  
Ref. No: SDNP/19/02652/PRE | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status:  
Application in Progress

Comments:

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New rooflight in front roofslope, dormer to replace existing Velux rooflight in rear roofslope. 51 New Road  
Lewes East Sussex BN7 1YW

Ref. No: SDNP/19/02476/HOUS | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status:  
Application in Progress

Comments:

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Alter existing window opening to lightwell to form a set of double doors. Pelham House St Andrews Lane  
Lewes BN7 1UW

Ref. No: SDNP/19/02480/LIS | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status:  
Application in Progress

Comments:

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Non-material Amendment to alter existing window opening to lightwell to form a set of double doors. Pelham  
House St Andrews Lane Lewes BN7 1UW

Ref. No: SDNP/19/02482/NMA | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status:  
Application in Progress

Comments:

---

Retention of refurbishment of existing building. 22 Sun Street Lewes BN7 2QB  
Ref. No: SDNP/19/02407/LIS | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status:  
Application in Progress

Comments:

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Section 73 a retrospective application for refurbishment of existing building. 22 Sun Street Lewes BN7 2QB  
Ref. No: SDNP/19/02406/FUL | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status:  
Application in Progress

Comments:

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Application for a vehicular crossover to formalise an existing access. Undercliffe House Malling Street Lewes  
BN7 2RB  
Ref. No: SDNP/19/02080/FUL | Received: Wed 01 May 2019 | Validated: Tue 28 May 2019 | Status:  
Application in Progress

Comments: