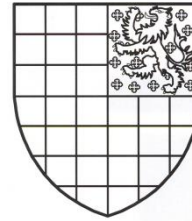


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**LEWES  
TOWN  
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 10<sup>th</sup> August 2021**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden  
Town Clerk  
4<sup>th</sup> August 2021



## **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, 20<sup>th</sup> July 2021.
6. **PLANNING APPLICATIONS \*:**  
To consider the relevant sections of the lists dated: 19<sup>th</sup> July, 26<sup>th</sup> July and 2<sup>nd</sup> August 2021.
7. **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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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.

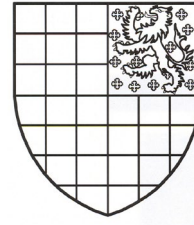
**Distribution:** Cllrs Baah, Catlin, Handy; Herbert; Lamb; Makepeace; Maples; Milner; Sains

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

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**LEWES  
TOWN  
COUNCIL**

## **MINUTES**

of a meeting of the **Planning Committee** held on **Tuesday 20<sup>th</sup> July 2021**, in the Council Chamber, Town Hall, Lewes at 7:00pm.

**Present:** Cllrs; S Catlin (*Chairman*); R Handy; J Lamb and I Makepeace.

*In attendance:* S Brigden (*Town Clerk*)

**PC2021/01** **APOLOGIES FOR ABSENCE:** Apologies were noted from Cllr Dr J Baah who was unwell; Cllr Milner who had unexpected childcare commitments and Cllr Sains who was on holiday.

**It was resolved that:**

**PC2020/014.1** Apologies for absence from this meeting are noted

**PC2021/02** **MEMBERS' DECLARATIONS OF INTEREST:** Cllr Makepeace declared that she is a close neighbour to the applicant regarding SDNP/21/03334/HOUS.

**PC2021/03** **QUESTION TIME:** It had been proposed that the Customer Services Officer should utilize a tracking feature available to users of the public search facilities on the website of the South Downs National Park Authority, and keep members advised of updates. TC explained that this was a function specific to individual applications, and the lists that were prepared for Members were compiled by multiple searches of the database *eg* full applications; pre-application notes; applications on the borders of neighbouring parishes. Accessed through a dedicated user account, individual details were not researched. It was the responsibility of Members to assess which, if any, applications deserved their interest and to investigate further as they wished. Should something appear important enough to alert colleagues, this should be done in the usual way and brought before a meeting through TC or the Chairman.

**PC2021/04** **CHAIR'S ANNOUNCEMENTS:** Members noted that Cllr Dr Maples had resigned her seat on the Committee.

**PC2021/05** **PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 28<sup>th</sup> June; 5<sup>th</sup> July and 12<sup>th</sup> July. Their comments are appended.

**PC2021/06** **MISCELLANEOUS PLANNING ISSUES:**  
There were none.

There being no other business, the Chairman thanked everyone for their valued contributions and closed the meeting.  
*The meeting ended at 7:45pm*

Signed: .....

Date: .....

## **Lewes Town Council Planning Committee comments on planning applications that were registered on the SDNPA website for the week beginning 28<sup>th</sup> June 2021**

### **SDNP/21/02300/HOUS – 41 Winterbourne Close**

Committee comments on this application were broadly Neutral, with one objection on grounds that it is overlarge and PVC windows and doors are not supported.

## **Lewes Town Council Planning Committee comments on planning applications that were registered on the SDNPA website for the week beginning 5<sup>th</sup> July 2021**

### **SDNP/21/03333/HOUS – 39 The Avenue**

It was noted that there is a relationship between this application and SDNP/02995/HOUS and members comments reflect this apparent duplicity.

Councillors commented that there are many thoughtful eco sustainability points in favour of this, but in area, the proposed studio appears to occupy more than the area of the two existing sheds and the ground in-between. This was described as a large overdevelopment in the garden - basically a two-bedroomed house that takes up nearly the same footprint as the main house, and it was suggested that there should be a condition that it cannot be separated from number 39. The committee Objects on the grounds of overdevelopment.

### **SDNP/21/03334/HOUS – 37 North Way**

Commentators OBJECT to the proposed use of windows, gully and rainwater goods being in plastic and uPVC is a poor quality alternative to timber, lasting between 10-20 years, while well maintained wooden frames can last over 50 years.

### **SDNP/21/03311/HOUS – 28 Winterbourne Close**

Members comments were broadly neutral on these plans, with one noting them as an improvement.

### **SDNP/21/03386/HOUS – 3 Laundry Cottage, Southover High Street**

Councillors views on these proposals were generally supportive.

### **SDNP/21/02995/HOUS – 39 The Avenue**

It was noted that there is a relationship between this application and SDNP/0333/HOUS and members comments reflect this apparent duplicity.

Councillors commented that there are many thoughtful eco sustainability points in favour of this, but in area, the proposed studio appears to occupy more than the area of the two existing sheds and the ground in-between. This was described as a large overdevelopment in the garden - basically a two-bedroomed house that takes up nearly the same footprint as the main house, and it was suggested that there should be a condition that it cannot be separated from number 39. The committee Objects on the grounds of overdevelopment.

### **SDNP/21/02990/HOUS – 32 The Course**

A lack of information was criticized, particularly there was very little information on materials. It was considered that windows should be wood, and the application form states aluminium for door and wood / aluminium for windows. This is not considered appropriate for a conservation area. There was approval for the eco systems statement. Members noted neighbours' concerns regarding noise and dust during construction and suggest conditions should be imposed to mitigate this.

Further; it was noted that this application meets the criteria applied in respect of improving Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with [lewesswifts@gmail.com](mailto:lewesswifts@gmail.com) to investigate the potential to include Swift-bricks or similar during the project.

### **SDNP/21/02954/HOUS – 1 Cromwell Place, King Henry's Road**

Commentators described this as overlarge, although acknowledged that it was “tucked away”. There were objections to the proposed use of aluminium rather than wood for door/window frames. The committee Objects on the grounds of overdevelopment.

#### **SDNP/21/01845/HOUS – 101 Western Road**

Commentators OBJECT to the proposed use of UPC for windows. uPVC is a poor quality alternative to timber, lasting between 10-20 years, while well maintained wooden frames can last over 50 years.

#### **SDNP/21/01457/HOUS – 34-36 Cliffe High Street**

Commentators OBJECT to the proposed use of UPC for windows. uPVC is a poor quality alternative to timber, lasting between 10-20 years, while well maintained wooden frames can last over 50 years.

#### **Lewes Town Council Planning Committee comments on planning applications that were registered on the SDNPA website for the week beginning 12<sup>th</sup> July 2021**

Demolition of existing single storey side extension, construction of part single-storey, part two-storey side and rear extension and upgrading of existing detached garage with new pitched roof

10 King Henrys Road

Ref. No: **SDNP/21/03588/HOUS** | Received: Tue 06 Jul 2021 | Validated: Tue 06 Jul 2021 | Status: Application in Progress

**Comment:** Councillors views on these proposals were generally Neutral.

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Loft conversion with hip to gable and rear dormer

2 Fitzjohns Road

Ref. No: **SDNP/21/03574/HOUS**

**Comment:** Councillors views on these proposals were generally Neutral. It was noted that this application meets the criteria applied in respect of improving Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with [lewesswifts@gmail.com](mailto:lewesswifts@gmail.com) to investigate the potential to include Swift-bricks or similar during the project.

---

Replacement of outbuilding with new link

Flints Rotten Row

Ref. No: **SDNP/21/03543/HOUS**

**Comment:** Members comments were broadly neutral on these plans, with one expressing support.

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Single storey extension

137-139 Coombe Court Malling Street

Ref. No: **SDNP/21/03238/FUL**

**Comment:** Members comments were supportive of these plans, and the potential for a ‘green’ roof was noted.

---

Front and rear roof additions

8 Timberyard Cottages

Ref. No: **SDNP/21/03033/HOUS**

**Comment:** Members described these plans as very elaborate but unclear. They appreciated the technical effort but felt this was less informative than a conventional approach. Comments were broadly neutral, although it was noted that this application appears to meet the criteria applied in respect of improving Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with [lewesswifts@gmail.com](mailto:lewesswifts@gmail.com) to investigate the potential to include Swift-bricks or similar during the project.

**Subject: Planning Applications validated for week of 19<sup>th</sup> July 2021**

Installation of solar photovoltaic panels on the existing east west pitched roofs

Sackville House Ref. No: SDNP/21/03065/FUL | Received: Mon 07 Jun 2021 | Validated: Mon 19 Jul 2021 |

Status: Application in Progress

Comment:

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Demolition of existing timber studio and replacement with all weather garden office/work, The Workshop Pipe

Passage Ref. No: SDNP/21/02698/HOUS | Received: Tue 18 May 2021 | Validated: Thu 15 Jul 2021 | Status:

Application in Progress

Comment:

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Erection of porch to front elevation, 5 East Way Ref. No: SDNP/21/02700/HOUS | Received: Tue 18 May

2021 | Validated: Wed 07 Jul 2021 | Status: Application in Progress

Comment:

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Install two velux windows into front north facing roof elevation 74 Prince Edwards Road

Ref. No: SDNP/21/02444/HOUS | Received: Wed 05 May 2021 | Validated: Tue 06 Jul 2021 | Status:

Application in Progress

Comment:

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**Subject: Planning Applications validated for week of 26<sup>th</sup> July 2021**

Externally illuminated fascia, externally illuminated hanging sign, amenity board, 2no chalkboards and 1no new

lantern The Kings Head 9 Southover High Street Ref. No: SDNP/21/03740/ADV | Received: Thu 15 Jul 2021

| Validated: Thu 15 Jul 2021 | Status: Application in Progress

Comment:

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Fire safety improvements to prison blocks Hmp Lewes 1 Brighton Road Ref. No: SDNP/21/03714/LIS | Received: Wed 14 Jul 2021 | Validated: Wed 14 Jul 2021 | Status: Application in Progress  
Comment:

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Re-roofing the healthcare building and installation of PV panels, Hmp Lewes 1 Brighton Road Ref. No: SDNP/21/03713/LIS | Received: Wed 14 Jul 2021 | Validated: Wed 14 Jul 2021 | Status: Application in Progress  
Comment:

---

1st Floor bedroom extension built off of existing ground floor extension. New from Canopy roof to replace existing. Replacement close boarded fence with brick wall and piers 2 Park Road Ref. No: SDNP/21/03083/HOUS | Received: Tue 08 Jun 2021 | Validated: Fri 16 Jul 2021 | Status: Application in Progress  
Comment:

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Installation of solar photovoltaic panels, using a flat roof mounting system, on the south and central blocks of County Hall County Hall, Transport And Environment St Annes Crescent Ref. No: SDNP/21/03090/FUL | Received: Tue 08 Jun 2021 | Validated: Fri 23 Jul 2021 | Status: Application in Progress  
Comment:

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Installation of a new timber framed, traditionally detailed 6/6 box sash window to the east elevation at first floor level, and replacement of the single glazed timber framed fixed Georgian barred window to the side porch on the east elevation with an casement version of the same  
41 Cliffe High Street Ref. No: SDNP/21/03304/FUL | Received: Mon 21 Jun 2021 | Validated: Tue 20 Jul 2021 | Status: Application in Progress  
Comment:

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Installation of a new timber framed, traditionally detailed 6/6 box sash window to the east elevation at first floor level, and replacement of the single glazed timber framed fixed Georgian barred window to the side porch on the east elevation with an casement version of the same

41 Cliffe High Street Ref. No: SDNP/21/03305/LIS | Received: Mon 21 Jun 2021 | Validated: Tue 20 Jul 2021  
| Status: Application in Progress

Comment:

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**Subject: Planning Applications validated for week of 2<sup>nd</sup> August 2021**

Replacement of timber framed sash and casement window, removal of a small casement window and installation a roof window into flat roof

6 Pelham Terrace Ref. No: SDNP/21/03958/HOUS | Received: Fri 30 Jul 2021 | Validated: Fri 30 Jul 2021

Status: Application in Progress

Comment:

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Change of use from Sui Generis (Storage, Distribution and Sales) to a mixed-use Class E (Commercial, Business and Service) /B8 (Storage and Distribution)

Unit 1 Brooks Road Ref. No: SDNP/21/03902/FUL | Received: Tue 27 Jul 2021, Validated: Tue 27 Jul 2021 |

Status: Application in Progress

Comment:

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Insertion of roof lights on existing office building

The Mallings Business Centre 112 Malling Street Ref. No: SDNP/21/03883/FUL | Received: Mon 26 Jul 2021

| Validated: Tue 27 Jul 2021 | Status: Application in Progress

Comment:

---

Replace existing front two windows and one rear window with double-glazed, timber windows, painted white  
9 The Avenue Ref. No: SDNP/21/03733/HOUS | Received: Thu 15 Jul 2021 | Validated: Tue 27 Jul 2021 |  
Status: Application in Progress  
Comment:

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Single storey rear and side extension 9 Delaware Road  
Ref. No: SDNP/21/03582/HOUS | Received: Tue 06 Jul 2021 | Validated: Fri 30 Jul 2021 | Status:  
Application in Progress  
Comment:

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Proposed single storey side/rear extension 20 Dale Road  
Ref. No: SDNP/21/02940/HOUS | Received: Fri 28 May 2021 | Validated: Tue 20 Jul 2021 | Status:  
Application in Progress  
Comment: