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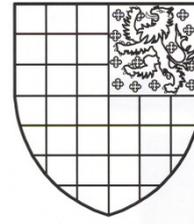
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**LEWES
TOWN
COUNCIL**

Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 11th January 2022 at 7.00pm

Present: Cllrs S Catlin (Chair), R Handy, J Lamb, I Makepeace, Dr W Maples (not appointed to the committee) and S Sains

In attendance: Town Clerk

60. Apologies: Apologies were noted from Cllr Baah who was unwell and Cllr Milner who had a work commitment.

It was **resolved** that:

60.1 Apologies for absence from this meeting are noted.

61. Member's Declarations of Interest: There were none.

62. Question Time: There were none

63. Minutes: The Minutes of the meeting held on 14th December 2021 were received and signed as an accurate record.

64. Chair's announcements: There were none

65. Letter re-proposed electronic communications apparatus at cornerstone 108319 St Annes Crescent, off Western Road, Lewes, BN7 1SD (E540904 N:109976) –

This application also appeared in the weekly list of 3rd January 2022 (SDNP/21/06415/PA16)

Existing 3no antenna to be removed and replaced with 3no new antenna and ancillary equipment. The proposal includes ancillary equipment including RRH's Telecommunications Mast 2 at County Hall, St Annes Crescent.

Members support this application and welcomed that a fact sheet '5G Masts and Health' had been distributed to concerned residents in St Anne's Crescent.

66. Historic England consultation case number 1479321:

66.1 The TC provided clarity explaining the Planning Committee is being asked to consider whether to recommend to Council if Lewes Town Council should respond to the HE consultation.

66.2 The HE consultation is on the proposed Certificate of Immunity from listing and whether a COI should be given to the owner for (a) the bus station and (b) the bus garage. It's important to note that HE have listed the two buildings separately.

66.3 Members discussed the development of the Town Council's Neighbourhood Plan, wanting to ensure they did not put the Council in a difficult position in responding to the HE consultation. The Committee discussed the various views on what the site could be used as, from a bus interchange to a site for affordable housing.

66.4 Members discussed the Bus Garage building in terms of listing, what listed status means, and the fact it doesn't mean it has to be used as a bus station if listed.

66.5 It was **resolved** that:

Committee would recommend to Council to respond to the consultation in support of a COI.

66.6 The Committee then discussed the Bus Station building in terms of listing and explored the consequences of various options.

66.7 It was **resolved** that:

Committee would recommend to Council to respond to the consultation and object to a COI being issued to the owners for the Bus Station and that the reasons why it should be listed should reflect those given by the Twentieth Century.

67. Planning Applications: The Committee considered the relevant sections of the lists of applications validated in the weeks commencing 13th December 2021, 20th December 2021, 27th December 2021, and 3rd January 2022. Their comments are appended.

68. Miscellaneous Planning Issues:

68.1 Members considered the variation of condition 15 of planning application SDNP/16/01310/FUL to remove requirement for public thoroughfare to be retained.

68.2 Members reiterated their comments from May 2021:

The Committee considered that the condition was applied for good reasons and should stand; but they ask the landowner to open the access for public use, acknowledging that it may be blocked periodically, for short periods, to prevent 'prescriptive rights' arising.

The meeting ended at 8:45pm

Signed:

Date:

Demolition of conservatory and erection of wrap-around extension consisting of front single-storey extension, single storey rising to two-storey side extension and two-storey rear extension

75 Highdown Road

Ref. No: SDNP/21/06067/HOUS | Received: Fri 03 Dec 2021 | Validated: Fri 03 Dec 2021 | Status: Application in Progress

Comment:

The Committee were undecided on this application. Concern was raised regarding the oversized dormer and that it contravened with the Friends of Lewes Guidance on dormer windows. The committee also urged that a quiet model, and, if required, suitable soundproofing, be sought for the Air Source Heat Pump. It was also suggested a rain harvesting system be considered.

Creation of 6.8ha of wetland habitat on land at the north of Lewes Brooks, including the realignment of the existing Cockshut channel with the current route being infilled with spoil, a new channel created and ground works creating a series of pools and raised areas. Construction of a bund to the southern boundary of the site. Alterations to access to site to the site and creation of a circular walk with bridge crossings and some areas of paved footpath

Grazing Land adjacent Stanley Turner Recreation Ground

Ref. No: SDNP/21/06027/FUL | Received: Wed 01 Dec 2021 | Validated: Wed 08 Dec 2021 | Status: Application in Progress

Comment:

Members support this application with the understanding that mitigation measures should be adhered to.

Proposed works are to remedy damp issues to the Evelyn, Ainsworth and main building rear entrance staircase, internal and external repairs at Lewes Register Office and The Sussex Guild Shop Southover Grange Southover High Street

Ref. No: SDNP/21/05802/LIS | Received: Fri 19 Nov 2021 | Validated: Wed 01 Dec 2021 | Status: Application in Progress

Comment:

Members support this application and empathise with the Listed Building Status.

Construction of wooden deck platform at the river end of the garden, replacement of existing wooden fence and retention and levelling of earthworks to create one central lawn

2 The Riverhouses South Street

Ref. No: SDNP/21/05275/HOUS | Received: Fri 15 Oct 2021 | Validated: Tue 30 Nov 2021 | Status: Application in Progress

Comment:

Members were neutral on this application

Replacement of windows to south, east & west elevations

Flat 5, Southover Manor House Southover High Street

Ref. No: SDNP/21/04991/NMA | Received: Mon 04 Oct 2021 | Validated: Tue 07 Dec 2021 | Status: Application in Progress

Comment:

Members were neutral on this application although felt that the design of the windows should be in keeping with the street scape.

Replacement of existing shed with art-studio in rear garden 13 Mill Road

Ref. No: SDNP/21/06226/HOUS | Received: Wed 15 Dec 2021 | Validated: Wed 15 Dec 2021 |

Status: Application in Progress

Comment:

Members were neutral on this application, although would recommend a green roof rather than a corrugated iron roof.

Erection of timber-framed, glazed rear extension to the first floor of the property, with timber sliding doors and the installation of a glass balustrade and timber decking on an existing flat roof

18 Keere Street

Ref. No: SDNP/21/06164/HOUS | Received: Thu 09 Dec 2021 | Validated: Mon 13 Dec 2021 |

Status: Application in Progress

Comment:

Members were neutral regarding this application although concern was raised regarding the use of a glass balustrade and whether this was in keeping considering the property is in the Conservation Area.

Single-storey front extension forming balcony above, reconstruction of rear utility space, additional second floor with associated terrace, new external cladding with integrated insulation, additional floor on garage to accommodate home office and storage Caburn Cuilfail

Ref. No: SDNP/21/06143/HOUS | Received: Thu 09 Dec 2021 | Validated: Mon 13 Dec 2021 |

Status: Application in Progress

Comment:

Members were neutral on this application

Repairs and replacement to existing post and rail wooden fence

Landport Bottom The Motor Road Old Racecourse

Ref. No: SDNP/21/05718/FUL | Received: Mon 15 Nov 2021 | Validated: Thu 16 Dec 2021 | Status:

Application in Progress

Comment:

Members support this application

Replace 6no wooden windows with white upvc windows

30 Cluny Street

Ref. No: SDNP/21/05587/HOUS | Received: Fri 05 Nov 2021 | Validated: Mon 29 Nov 2021 | Status:

Application in Progress

Comment:

Members would prefer the use of timber in this application

Demolition of the former Pells Church of England Primary School and the erection of 32 affordable residential unites (Use Class C3) associated landscaping, car parking, cycle parking and all other associated works

Pells Church of England Primary School

Ref. No: SDNP/20/05799/FUL

Comment:

Members were concerned that previous comments have not been responded to.

Members reiterated their comments made on 23rd November 2021 in that they concurred with recent comments made by the Friends of Lewes, Cycle Lewes and the East Sussex County Archaeologist.

Members noted that the proposals still lacked adequate provision for Low-Cost Housing and considered the proposed 'flats' to be of substandard quality.

The orientation of the buildings excludes any solar gain. It was noted that windows looked out on to the car park.

Members also stressed the importance of Community Infrastructure Levy funding towards infrastructure such as public transport and improved cycle access on the bridge. Insufficient attention had been shown regarding the management of increased construction traffic onto the development site and pressure on Kingsley Road.

The approach to sustainable travel was cynical, with cycle storage poorly located on the site when they should be given priority and no provision for securing them. There was a need to enlarge Cabbage Walk.

Members also noted that the application failed to address air quality impact.

The development would be taller than the original building.

There was also lack of accessibility for wheelchairs and pushchairs.

Replace single glazed windows in attic with new double-glazed hardwood-framed windows and replace single-glazed French doors at rear of house with new hardwood-framed double-glazed doors
19 Keere Street

Ref. No: SDNP/21/05820/PRE | Received: Thu 04 Nov 2021 | Validated: Fri 10 Dec 2021 |

Status: Application in Progress

Comment:

Members support this application

Installation of 1x DSLAM equipment cabinet South Street Car Park South Street

Ref. No: SDNP/21/06398/PNTEL | Received: Fri 19 Nov 2021 | Validated: Fri 19 Nov 2021 | Status:

Application in Progress

Comment:

Members were neutral on this application

Construction of exterior keg and laundry store Depot Cinema, Pinwell Road

Ref No: SDNP/21/05782/FUL | Received: Mon 13 Dec 2021 | Validated: Mon 13 Dec 2021

Status Application in Progress

Comment:

Members support this application

Green roof covering to rear extension flat roof 34 Priory Street

Ref. No: SDNP/21/06248/NMA | Received: Thu 16 Dec 2021 | Validated: Thu 16 Dec 2021

Status: Application in Progress

Comment:

Members support this application

Removal of 3no existing antennas, addition of 3no antennas and dish and removal of 3no RRU's and installation of 9no RRU's and GPS module Sussex Police Hq, Malling House, Church Lane, South Malling

Ref. No: SDNP/21/06388/PNTEL | Received: Fri 17 Dec 2021 | Validated: Fri 17 Dec 2021

Status: Application in Progress

Comment:

Members were neutral on this application

Single storey side extension with associated internal alterations 12, Houndean Rise
Ref. No: SDNP/21/06357/HOUS | Received: Wed 22 Dec 2021 | Validated: Wed 22 Dec 2021
Status: Application in progress

Comment:

Members were neutral on this application

Existing 3no antenna to be removed and replaced with 3no new antenna and ancillary equipment.
The proposal includes ancillary equipment including RRH's Telecommunications Mast 2 at County
Hall St Annes Crescent

Ref. No: SDNP/21/06415/PA16 | Received: Wed 22 Dec 2021 | Validated: Wed 22 Dec 2021 Status:
Application in Progress

Comment:

Members support this application and welcomed that a fact sheet '5G Masts and Health' had
been distributed to concerned residents in St Anne's Crescent

Demolition of existing building and erection of three-storey building consisting of two 2-bedroom
apartments Castle Cottage Castle Ditch Lane

Ref. No: SDNP/21/06397/FUL | Received: Fri 24 Dec 2021 | Validated: Fri 24 Dec 2021 |
Status: Application in Progress

Comment:

Whilst Members were not opposing to the development of this site they OBJECTED to 2 x
apartments that were below required internal space as set out in guidance 'Technical Housing
Standards – National described space standard.'

Retrospective application for change of colour to front door and windows 4 Keere Street

Ref. No: SDNP/SDNP/21/06412/FUL | Received: Wed 29 Dec 2021 | Validated: Thu 30 Dec 2021
Status: Application in Progress

Comment:

Members support this application