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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 2nd November 2021** at **7.00pm**

Present: Cllrs S Catlin (Chair); J Lamb and I Makepeace

In attendance: Town Clerk; Committee Administrator

37. Apologies

Apologies were noted from Cllrs Baah and Sains who were unwell, Cllr Handy who had a family bereavement and Cllr Milner who had a family commitment.

It was **resolved** that:

37.1 Apologies for absence from this meeting are noted.

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

39. Question Time: There were none

40. Chair's announcements: The Meeting only had three Members present and the Chair requested that Members of the Planning Committee consider their position, as the Committee could not be put in jeopardy due to lack of attendance.

41. Minutes: The Minutes of the meeting held on 12th October 2021 were received and signed as an accurate record.

42. South Downs National Park Authority – Technical Advice Note (TAN):

42.1 Members gave their comments following a request from the South Downs National Park Authority for input regarding a draft TAN on community based renewable energy proposals. The purpose of the TAN was to help applicants (householders, community organisations or local businesses) to make successful planning applications for micro-generation or community-based renewable energy schemes in the SDNP.

42.1 The Chair thanked Cllr Makepeace for her contribution on the draft TAN and it was agreed by the committee that this be forwarded to the SDNPA as Lewes Town Council's feedback given the detail already proposed to be included in the TAN.

42.1.1 Contributions to SDNPA Technical Advice Note of Community Based Renewable Energy Proposals

Opportunities for community-based renewable energy.

- Community heat such as ground, air or water sourced, Hydro-electric and tidal energy
- New and emerging technologies for instance, in battery storage
- Solar farms in the surrounding countryside and solar arrays on public buildings
- What scale?
- Which sites?
- Connect to local grid

Financing options

- Community Interest Companies
- Community Benefit Societies (like Co-operatives) have been useful in advising communities through the process
- Citizen led finance (bonds and community shares, crowd funding) work to allow development of community based renewable energy proposals

Networking and collaboration with existing schemes through Community Energy South

- Brighton Energy Co-op
- PECAN (in SDNP) Petersfield
- WINAC (on edge of SDNP)
- HKD ENERGY (Hassocks, Keymer and Ditchling)
- OVESCO (Ouse Valley Energy Services Company)

Community based renewable energy proposals will be welcomed by Lewes Town Council. Not only will they reduce carbon emissions and offer climate change mitigations and adaptation, but as local initiatives, will create employment and boost local income, thus helping to address social justices as well.

Lewes Neighbourhood Plan Objectives – 5.17 (page 30) will seek to ensure there are appropriate opportunities for renewable energy generation and energy storage in new and existing developments.

- 43. Planning Applications:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 11th October, 18th October and 25th October 2021. Their comments are appended.
- 44. Miscellaneous Planning Issues:** There were none.

The meeting ended at 7:35pm

Signed:

Date:

Scoping Opinion in respect of a residential-led mixed use development at the Phoenix Site, North Street, Lewes, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations).

Phoenix Site North Street

Ref. No: SDNP/21/05114/SCOPE | Received: Fri 08 Oct 2021 | Validated: Fri 08 Oct 2021 |

Status: Application in Progress

Comment:

Cllr Makepeace highlighted relevant sections of the Lewes Neighbourhood Plan which highlight environmental impacts: Policy SS2, SS3 and SS4.

Transport is a vital part of any environmental impact assessment. Air quality and embedded carbon – reusing, upcycling, recycling, which helps reduce vehicle movements, reducing congestion and pollution, as well as reducing the quantity of embedded carbon in building materials. Biodiversity – spaces for community gardens, orchards and allotments. Allowance for the possibility of community based renewable energy projects.

Members felt that the proposals in this application were considerably denser than in the previous application for this site, which in itself would have an impact on the environment. Consideration should be given to resilience to climate change with climate mitigation and adaptation. Policy PL3 'Flood Resilience' from the Lewes Neighbourhood Plan, is vital considering the increased density of this proposed scheme and that it is mitigated as far as possible. The existing drainage on the site is dated reflecting the sites previous use and a full assessment would be required to accommodate the proposed development detailing new drainage provision. The Committee noted Southern Water had responded.

Erection of a single detached garage - Vega Kingston Road

Ref. No: SDNP/21/04800/HOUS | Received: Tue 21 Sep 2021 | Validated: Fri 01 Oct 2021 |

Status: Application in Progress

Comment:

Members felt that the replacement of the felled trees appeared inadequate and would like to see permeable surfaces used for a driveway where possible

Installation of new door and decking to existing rear extension and reconfiguration of windows
3 Manor Terrace Potters Lane

Ref. No: SDNP/21/04932/HOUS | Received: Wed 29 Sep 2021 | Validated: Wed 06 Oct 2021 |

Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Loft conversion with front rooflights and rear dormer, basement extension and internal alterations
13 Mount Pleasant

Ref. No: SDNP/21/05231/HOUS | Received: Tue 19 Oct 2021 | Validated: Tue 19 Oct 2021 |

Status: Application in Progress

Comment:

Although Members comments were neutral the committee strongly objected to the front rooflight as it would be out of keeping with the street scene and that the rear of the development contradicts with policies in the Lewes Neighbourhood Plan regarding historical views. The committee noted there were positive elements.

Loft conversion with front rooflights and rear dormer, basement extension and internal alterations
13 Mount Pleasant

Ref. No: SDNP/21/05232/LIS | Received: Tue 19 Oct 2021 | Validated: Tue 19 Oct 2021 | Status: Application in Progress

Comment:

Although Members comments were neutral the committee strongly objected to the front rooflight as it would be out of keeping with the street scene and that the rear of the development contradicts with policies in the Lewes Neighbourhood Plan regarding historical views. The committee noted there were positive elements.

Retrospective installation of a lavatory, sink and storage cupboard in the Chalk Gallery
4 North Street

Ref. No: SDNP/21/05030/LIS | Received: Wed 06 Oct 2021 | Validated: Fri 08 Oct 2021 | Status: Application in Progress

Comment:

Members support this application

Retrospective installation of a lavatory, sink and storage cupboard in the Chalk Gallery
4 North Street

Ref. No: SDNP/21/05029/HOUS | Received: Wed 06 Oct 2021 | Validated: Fri 08 Oct 2021 | Status: Application in Progress

Comment:

Members support this application

Internal alterations and installation of new rooflight
80B High Street

Ref. No: SDNP/21/04807/HOUS | Received: Wed 22 Sep 2021 | Validated: Thu 30 Sep 2021 | Status: Application in Progress

Comment:

The Committees comments regarding this application were neutral

Internal alterations and new rooflight
80B High Street

Ref. No: SDNP/21/04808/LIS | Received: Wed 22 Sep 2021 | Validated: Thu 30 Sep 2021 | Status: Application in Progress

Comment:

The Committees comments regarding this application were neutral

Proposed office and ancillary facilities to support business on site
The Forecourt Court Road Car Park

Ref. No: SDNP/21/04794/FUL | Received: Fri 17 Sep 2021 | Validated: Thu 14 Oct 2021 | Status: Application in Progress

Comment:

Members noted that with extreme regret work had already started on site without planning approval. Strongly object because it is preventing the use of the site for housing and the site was designated as housing in the Lewes Neighbourhood Plan (Policy PL1 B, site 36). Objective 5.11 states increased density will be included where appropriate, locating housing near services, making this site highly suitable for meeting this objective (page 29).

Concern was raised about the increase of traffic, noise and highway safety, particularly considering the proximity of sheltered housing accommodation.

Members considered it an ill-thought-out application and concur with the objection from East Sussex County Council.

SD19 of the Local Plan seeks to minimise the traffic impacts of new developments and this proposal will increase it substantially.

Page 86 of the Lewes Neighbourhood Plan states the site should maximise the opportunity to improve the frontage to Court Road and provide a positive interface with woodland to south east of the site and the current proposal dismisses the Neighbourhood Plan. It also states provision should be made for easy access by bicycle and the Committee noted there was no cycle storage included in the proposals.

It was unclear as to whether this use was temporary.

Therefore, Members **STRONGLY OBJECT** to these proposals