

How to contact us

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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 14th December 2021**, at **7.00pm** which you are summoned to attend.

L Chrysostomou

Town Clerk

7th December 2021

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 23rd November 2021 (pages 3 to 6)

6. **Chair's Announcements:**

To receive any announcements from the Chair of the Committee.

7. **To consider the letter and bus re-provision assessment report received from the Generator Group as part of the pre-application (SDNP/21/03284/PRE):**

Demolition of existing buildings and construction of mixed-use gateway redevelopment scheme (including office/retail use and 50 residential units) together with landscaping, parking and cycle parking | Bus Station Eastgate Street Lewes East Sussex BN7 2LP

8. **Planning applications *:**

- 8.1** To consider the Pre-Apps (w/c 15th November 2021) which Lewes Town Council do not usually consider. Members agreed to bring comments to the next meeting of the Committee on 14th December 2021. (page 7)
- 8.2** To consider the relevant sections of the lists dated: 22nd November 2021 (page 8), 29th November 2021 (page 9) and 6th December 2021 (page 10).

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

Variation of condition 1 of planning application SDNP/18/02848/HOUS to amend plans of proposed roof for the extension to be westerland fibre cement slates blue/black, existing roof to be changed in future for westerland fibre cement slates blue/black, cladding to be cedar wood cladding

5A Southdown Avenue

Ref. No: SDNP/21/05454/CND | Received: Fri 29 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Single storey rear extension, removal of the rear outrigger chimney, new tile hanging to the front bay, replacement windows and new front door

46 Morris Road

Ref. No: SDNP/21/05372/HOUS | Received: Tue 26 Oct 2021 | Validated: Tue 26 Oct 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral although they welcomed the sedum roof

Replacement of 4 windows

Malling House Church Lane

Ref. No: SDNP/21/05313/LIS | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Application in Progress

Comment:

The committee support this application

Single storey rear extension

37 North Way

Ref. No: SDNP/21/05322/HOUS | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Erection of side extension, enlargement of existing porch, installation of gate and fence, creation of driveway to front garden with dropped kerb, and landscaping garden

107 Spences Lane

Ref. No: SDNP/21/05121/HOUS | Received: Tue 12 Oct 2021 | Validated: Fri 15 Oct 2021 | Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral, although they exhort Planning Officers to ensure the extension does not exceed 30% of the footprint as set out in the SDNPA Local Plan (Policy SD31)

Proposed lean-to and garden shed

20 Fitzjohns Road

Ref. No: SDNP/21/04598/HOUS | Received: Wed 08 Sep 2021 | Validated: Wed 13 Oct 2021 |
Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Painting front of house and front door

12 Garden Street

Ref. No: SDNP/21/05337/HOUS | Received: Mon 25 Oct 2021 | Validated: Wed 27 Oct 2021 |
Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Loft conversion with dormer to rear and rooflights to front roof slope

14 Rufus Close

Ref. No: SDNP/21/05246/HOUS | Received: Tue 19 Oct 2021 | Validated: Mon 25 Oct 2021 |
Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral although Members expressed concern with the increased number of 'dormers' appearing in Lewes, referring to the useful planning advice note produced by the Friends of Lewes on the Design of Dormer Windows.

Addition of boundary fencing and access gate

32 High Street

Ref. No: SDNP/21/05039/LIS | Received: Wed 06 Oct 2021 | Validated: Fri 22 Oct 2021 | Status:
Application in Progress

Comment:

Members support this application

Two storey side extension and porch 41 Firle Crescent

Ref. No: SDNP/21/05573/HOUS | Received: Fri 05 Nov 2021 | Validated: Tue 09 Nov 2021 |
Status:

Application in Progress

Comment:

The committee's comments regarding these proposals were neutral, although they exhort Planning Officers to ensure the extension does not exceed 30% of the footprint as set out in the SDNPA Local Plan (Policy SD31). Members felt that the provision of a Swift Box should be considered

Erection of double garage 9 Warren Drive

Ref. No: SDNP/21/05537/HOUS | Received: Wed 03 Nov 2021 | Validated: Thu 11 Nov 2021 |

Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral. Members were inquisitive as to whether the 30% footprint rule as set out in the SDNPA Local Plan (Policy SD31) applies to outbuildings. Members stated the application should state the requirement of need.

Single storey side extension 38 Highdown Road

Ref. No: SDNP/21/05538/HOUS | Received: Wed 03 Nov 2021 | Validated: Mon 08 Nov 2021 |

Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral

Loft conversion with new dormer to the rear and rooflights to the front. Extension of structural opening of ground floor window and new window installed 24 Morris Road

Ref. No: SDNP/21/05430/HOUS | Received: Thu 28 Oct 2021 | Validated: Wed 03 Nov 2021 |

Status: Application in Progress

Comment:

The committee's comments regarding these proposals were neutral, although expressed that the use of a timber frame in keeping with the building would be preferable.

The following applications are Pre-Apps (w/c 15th November 2021) which Lewes Town Council do not usually consider. Members may wish to note these and bring comments to the next meeting of the Committee on 14th December 2021.

Redevelopment of Phoenix Industrial Estate

Ref. No: SDNP/21/05675/PRE | Received: Tue 09 Nov 2021 | Validated: Tue 09 Nov 2021 |

Status: Application in Progress

Redevelopment of site to create residential development of 20-30 dwellings, potentially with some office use. More detailed information including plans will be provided in advance of the meeting

The Mallings Business Centre

Ref. No: SDNP/21/05618/PRE | Received: Mon 08 Nov 2021 | Validated: Wed 10 Nov 2021 |

Status: Application in Progress

Demolition of all existing buildings and construction of new mixed-use development with 950m² of commercial floorspace (Use Class E), 61 residential units and associated landscaping, external amenity space and parking.

The Malthouse Daveys Lane

Ref. No: SDNP/21/05639/PRE | Received: Mon 08 Nov 2021 | Validated: Tue 09 Nov 2021 |

Status: Application in Progress

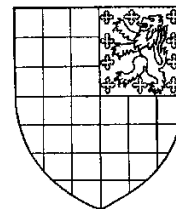
Change of use of commercial part (26a) to restore to residential. Internal changes to use of rooms, including taking down some internal walls

26A Station Street

Ref. No: SDNP/21/05672/PRE | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status:

Application in Progress

MEMORANDUM



**LEWES
TOWN
COUNCIL**

To: All Town Councillors

Date: 24th November 2021

Subject: Planning Applications validated for week of 22nd November 2021

The following planning applications have been validated by the planning authority for the week of 22nd November 2021. 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 14th December 2021.

Single-storey side extension with flat roof 38 The Meadows

Ref. No: SDNP/21/05751/HOUS | Received: Wed 17 Nov 2021 | Validated: Wed 17 Nov 2021 |

Status: Application in Progress

Comment:

Part single, part two-storey side and rear extension, conversion of garage and replacement of all windows 26 Windover Crescent

Ref. No: SDNP/21/05714/HOUS | Received: Mon 15 Nov 2021 | Validated: Mon 15 Nov 2021 |

Status: Application in Progress

Comment:

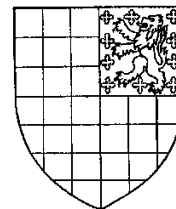
Closure of the doorway between 171 and 172 High Street to create two independent retail units and retrospective permission for change of colour to the exterior shop front of 172 High Street 171-172 High Street

Ref. No: SDNP/21/05253/FUL | Received: Tue 19 Oct 2021 | Validated: Mon 22 Nov 2021 |

Status: Application in Progress

Comment:

MEMORANDUM



**LEWES
TOWN
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To: All Town Councillors

Date: 30th November 2021

Subject: Planning Applications validated for week of 29th November 2021

The following planning applications have been validated by the planning authority for the week of 29th November 2021. 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 14th December 2021.

Loft conversion with side dormer and velux windows 13 Ferrers Road

Ref. No: SDNP/21/05888/HOUS | Received: Wed 24 Nov 2021 | Validated: Wed 24 Nov 2021 |

Status: Application in Progress

Comment:

Remove 2 sets of single glazed french doors and side lights, replace with wooden doors with slim wooden glazing bars Flat 1 34 King Henrys Road

Ref. No: SDNP/21/05749/FUL | Received: Wed 17 Nov 2021 | Validated: Wed 24 Nov 2021 |

Status: Application in Progress

Comment:

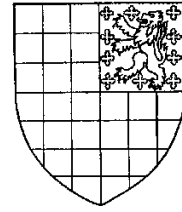
Removal of the white steel windows from the existing wooden subframes, replacement with powder coated slimline aluminium double glazed windows. Removal of the white uPVC French windows and replacement with powder coated slimline aluminium double glazed windows 26 The Avenue

Ref. No: SDNP/21/05585/HOUS | Received: Mon 08 Nov 2021 | Validated: Fri 12 Nov 2021 |

Status: Application in Progress

Comment:

MEMORANDUM



**LEWES
TOWN
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To: All Town Councillors
Date: 7th December 2021

Subject: Planning Applications validated for week of 6th December 2021

The following planning applications have been validated by the planning authority for the week of 6th December 2021. 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 14th December 2021.

Replace timber fence with brick wall and erection of porch canopy, 2 Park Road
Ref. No: SDNP/21/06047HOUS | Received: Thurs 2 Dec 2021 | Validated: 2 Dec 2021 | Status:
Application in Progress
Comment:
