

To: All members of the Planning Committee

A meeting of the **Planning and Conservation Committee** will be held in the **Council Chamber, Town Hall, Lewes**, on **Tuesday 19 July 2022** at 7:00pm, which you are summoned to attend.

Laura Chrysostomou
Town Clerk
12 July 2022

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 for absence

To receive apologies from members of the committee who are unable to attend

3 Members' declarations of interests

To note any declarations of personal or prejudicial interest in items to be considered at this meeting.

4 Question time

To receive questions regarding items on this agenda. Members of the public are invited to ask questions and 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 minutes of the Meeting held on Tuesday 28 June 2022 (pages 3 -9)

6 Chairmans Announcements

To receive any announcements from the Chair of the Committee

7 To consider the proposal to appoint a task and finish group to examine elements of the North Street Quarter planning application

8 Planning applications:

7.1 To consider the relevant sections of the lists dated: 27 June 2022 (pages 10-12), 4 July 2022 (pages 13-14) and 11 July 2022 (pages 15-16)

9 Miscellaneous Planning Issues

To note various contrary decisions, withdrawn applications, amendments, enquiries etc.

How to contact us

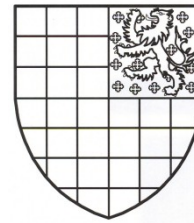
Write to:

Town Hall, High Street
Lewes, East Sussex
BN7 2QS

Find us online: www.lewes-tc.gov.uk

Call: 01273 471469

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**LEWES
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COUNCIL**

Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 28 June 2022 at 7.00pm

Present: Councillors S Catlin (Chair), E Clarke, R Handy, J Lamb and I Makepeace

In attendance: Town Clerk and Committee Administrator

- 19. Apologies:** There were apologies from Councillor Milner who had a family commitment and Councillors Baah and Sains who were unwell.
- 20. Declarations of Interest:** There were none.
- 21. Question Time:** There were none.
- 22. Minutes:** The Minutes of the meeting held on 7 June 2022 were received and signed as an accurate record.
- 23. Chair's announcements:** There were none
- 24. Planning Applications:** The committee considered the relevant sections of the lists of applications validated in the weeks commencing 30 May, 6 June, 13 June and 20 June 2022. Their comments are appended.
- 25. South Downs National Park Local Review:**
 - 25.1** The committee considered a letter received from the South Downs National Park Authority (SDNPA) regarding a review of the South Downs Local Plan. There were two key elements, the first being how the Town Council might engage with evidence-based studies and whether the Town Council would like to take the opportunity to review its own Neighbourhood Development Plan (NDP) or, whether to work collaboratively with the SDNPA on their Local Plan Review. An expression of interest to review the NP was not required until 30 September 2022 with confirmation being required by 31 January 2023.
 - 25.2** The committee agreed it would be important to work collaboratively with the SDNPA however there was concern that the NDP, was an important voice for the town. The Town Clerk would update the committee when more information was received from the SDNPA.
- 26. Miscellaneous Planning Issues:** Astley House, Spital Road, Lewes, BN7 1PW
 - 26.1** Members considered a letter informing them that The Planning Inspectorate had agreed to a request by the appellant that amended drawings submitted in October 2021 would be considered in the appeal against the refusal of application SDNP/21/04044/FUL. It was confirmed that the Planning Committee submission had referred to those amended drawings.

26.2 The Committee noted the letter.

The meeting ended at 8:01pm

Signed: Date:

Demolition of an existing house (C3) and erection of 2no new build houses (C3) 41 Queens Road
Ref. No: SDNP/22/02516/FUL | Received: Wed 25 May 2022 | Validated: Wed 25 May 2022 | Status:
Application in Progress

Comment:

Councillors support this application

Rear loft extension with side dormer 26 Cross Way
Ref. No: SDNP/22/02532/PRE | Received: Wed 11 May 2022 | Validated: Wed 11 May 2022 |
Status: Application in Progress

Comment:

Councillors support this application with the recommendation that blinds be fitted to mitigate light pollution

Minor alterations/repairs to property and installation of rear dormer 3 Mount Street
Ref. No: SDNP/22/02529/PRE | Received: Wed 11 May 2022 | Validated: Wed 11 May 2022 |
Status: Application in Progress

Comment:

Councillors support this application with the recommendation that blinds be fitted to mitigate light pollution. This application appears to meet the criteria applied in respect of improving the Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

Replace existing front two windows and one rear window with double-glazed, timber windows, painted white 9 The Avenue
Ref. No: SDNP/22/02001/HOUS | Received: Sun 19 Dec 2021 | Validated: Fri 20 May 2022 | Status:
Application in Progress

Comment:

Councillors support this application

Addition of grey aluminium rooflight to front south roof slope 24 Winterbourne Close
Ref. No: SDNP/22/02675/NMA | Received: Mon 06 Jun 2022 | Validated: Mon 06 Jun 2022 | Status:
Application in Progress

Comment:

Councillors noted that this application had been approved by the SDNPA

Redevelopment of car park at Lewes Station, Car Park Lewes Railway Station, Station Road
Ref. No: SDNP/22/02662/PRE | Received: Fri 27 May 2022 | Validated: Wed 01 Jun 2022 | Status:
Application in Progress

Comment:

Councillors were unable to open this application on the SDNPA portal and recommended that pre-applications should be available to view if they have been added to the list.

Retrospective application for the conversion and extension of double garage into ancillary annex and storage room 9 Hawkenbury Way
Ref. No: SDNP/22/02545/HOUS | Received: Thu 26 May 2022 | Validated: Thu 26 May 2022 |
Status: Application in Progress

Comment:

Councillors support this application with the condition that the ancillary annex would be for the sole use of the applicant's family and friends and not for sub-letting

Discharge of condition 3 of planning application SDNP/20/04043/LIS to provide a schedule of external materials, finishes and samples, The Castle Lodge Castle Precincts

Ref. No: SDNP/22/02548/DCOND | Received: Thu 26 May 2022 | Validated: Thu 26 May 2022 |

Status: Application in Progress

Comment:

Councillors made no comment

Removal of existing part garage, erection of a studio shed in the lower garden area with thermal and sound insulation and a living green roof 36 Fitzjohns Road

Ref. No: SDNP/22/02361/HOUS | Received: Tue 17 May 2022 | Validated: Wed 01 Jun 2022 |

Status: Application in Progress

Comment:

Councillors were unable to comment as the application was not available on the SDNPA portal

Removal of existing garage and conservatory and erection of single storey side and rear extension 12 North Way

Ref. No: SDNP/22/02330/HOUS | Received: Thu 05 May 2022 | Validated: Wed 25 May 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Erection of 3 bedroom dwelling on the land adjacent to 34 Middle Way (Amended Plans)

Ref. No. SDNP/21/03110/FUL Received: Tue 08 June 2021 Validated Tue 08 June 2021

Status: Application in Progress

Comment:

Councillors noted that this application had been refused planning permission

Demolition of existing conservatory and replacement with single-storey rear extension and erection of porch to front elevation 36 East Way

Ref. No: SDNP/22/02721/HOUS | Received: Wed 08 Jun 2022 | Validated: Wed 08 Jun 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Temporary change of use from car showroom (sui generis) to medical centre (Class E(e)) for a period of up to 3 years Caffyns Brooks Road

Ref. No: SDNP/22/02704/FUL | Received: Wed 08 Jun 2022 | Validated: Wed 08 Jun 2022 | Status: Application in Progress

Comment:

Councillors noted that this application had been called in by the SDNPA although they recommended that when reviewing the application, the SDNPA request a traffic survey

Removal and replacement of a single UPVC double glazed window to the rear 15 Gundreda Road

Ref. No: SDNP/22/02724/HOUS | Received: Wed 08 Jun 2022 | Validated: Fri 10 Jun 2022 | Status:

Application in Progress

Comment:

Councillors noted that this application had been withdrawn

Installation of front and side rooflights and creation of rear dormer 49 South Way

Ref. No: SDNP/22/02677/HOUS | Received: Tue 07 Jun 2022 | Validated: Tue 07 Jun 2022 | Status: Application in Progress

Comment:

Councillors support this application and commended the consideration to the SDNPA Dark Skies and Bird Boxes policies in this application.

EIA Screening Opinion of land at Malling Brooks Land East of Malling Industrial Estate

Ref. No: SDNP/22/02768/SCREEN | Received: Mon 30 May 2022 | Validated: Mon 30 May 2022 | Status: Application in Progress

Comment:

Councillors support this application

Discharge of conditions 7, 9 and 16 of planning application SDNP/21/04068/CND to provide details of the proposed bricks and mortar colours, Construction Management Plan and proposed access and turning arrangements as contained within the Construction Management Plan

The Lewes New School

Ref. No: SDNP/22/02591/DCOND | Received: Mon 30 May 2022 | Validated: Mon 30 May 2022 | Status: Application in Progress

Comment:

Councillors noted and supported that conditions had been discharged

Discharge of condition 3 of planning application SDNP/20/04042/HOUS to provide a schedule of external materials, finishes and samples The Castle Lodge Castle Precincts

Ref. No: SDNP/22/02555/DCOND | Received: Thu 26 May 2022 | Validated: Thu 26 May 2022 | Status: Application in Progress

Comment:

Councillors made no comment

Conversion of existing integral garage into habitable living space Walnut Grove Kingston Road

Ref. No: SDNP/22/01957/HOUS | Received: Thu 21 Apr 2022 | Validated: Thu 05 May 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Discharge of Condition 18 (Street Lighting) of Planning Approval SDNP/15/01303/FUL.

Land at Southdowns Road

Ref. No: SDNP/22/02816/DCOND | Received: Tue 14 Jun 2022 | Validated: Tue 14 Jun 2022 | Status: Application in Progress

Comment:

Councillors support this application

Demolition of existing 4 bedroom 1.5 storey dwelling with associated outbuildings and erection of pre-fabricated 3/4 bedroom 2 storey dwelling with garage and installation of solar panels, air source heat pump and electric vehicle charging point, raising the ground level up to pavement level, replacement of existing impermeable hardstanding with permeable surfaces, alterations to front boundary wall and other associated alterations 130 South Street

Ref. No: SDNP/22/02707/FUL | Received: Wed 08 Jun 2022 | Validated: Tue 14 Jun 2022 | Status: Application in Progress

Comment:

Councillors support this application and the innovative approach

Change of use to all day cafe, shop & wine bar and alterations to kitchen

29 High Street

Ref. No: SDNP/22/02631/PRE | Received: Tue 31 May 2022 | Validated: Tue 31 May 2022 | Status:

Application in Progress

Comment:

Councillors support this application

Discharge of conditions 4 (conservation roof light) and 5 (tilt and turn aluminium windows) from

SDNP/19/01180/HOUS

37E South Street

Ref. No: SDNP/22/02931/DCOND | Received: Thu 19 May 2022 | Validated: Thu 19 May 2022 |

Status: Application in Progress

Comment:

Councillors support this application with the recommendation that blinds be fitted to mitigate light pollution

Reconfiguration of basement stair, reinstatement of window and lightwell to basement at front, installation of ground to first floor lift, removal of chimney/wall to ground floor between kitchen and breakfast room, installation of french doors with extension to rear patio and internal and external associated alterations 118 High Street

Ref. No: SDNP/22/02369/HOUS | Received: Tue 17 May 2022 | Validated: Tue 07 Jun 2022 |

Status: Application in Progress

Comment:

Councillors support this application

Reconfiguration of basement stair, reinstatement of window and lightwell to basement at front, installation of ground to first floor lift, removal of chimney/wall to ground floor between kitchen and breakfast room, installation of french doors with extension to rear patio and internal and external associated alterations 118 High Street

Ref. No: SDNP/22/02370/LIS | Received: Tue 17 May 2022 | Validated: Tue 07 Jun 2022 | Status:

Application in Progress

Comment:

Councillors support this application

Erection of bike shed and brick & flint wall 28 Ferrers Road

Ref. No: SDNP/22/02379/HOUS | Received: Mon 16 May 2022 | Validated: Fri 10 Jun 2022 | Status:

Application in Progress

Comment:

Councillors support this application

Installation of a below ground swimming pool with a stone terrace 2 Riverdale Lewes

Ref. No: SDNP/22/02298/HOUS | Received: Wed 11 May 2022 | Validated: Wed 08 Jun 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Replacement of existing chiller, extending the supporting steel frame, incorporating acoustic screen, replacement of more than 75% component parts of 2 Air Handling units (AHU 01 & 02) - full refurbishment of units is proposed in the Law Courts. Relocation of valves in both Newcastle House and Law Courts. Replacement of existing external AHU (AHU 03) with new in Newcastle House. Replacement of LTHW side stream filtration unit and install new CHW sidestream filtration unit. In Law Courts. Replacement of the main electrical intake and submain boards with new boards to be fitted with MCCB's, metering to facilitate energy monitoring, 6.1 in Law Courts and 6.2 Newcastle House. The cafe power provision is insufficient, carry out load assessment redesign and provide new distribution board and rewire new outlets in Law Court. Rebalancing the ventilation systems and water systems where modifications have been undertaken in both Newcastle House and Law Courts. Open Lewes Combined Crown and County Courts

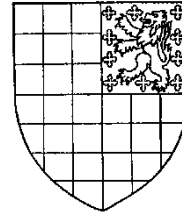
Ref. No: SDNP/22/02519/LIS | Received: Mon 09 May 2022 | Validated: Wed 25 May 2022 | Status: Application in Progress

Comment:

Councillors support this application

MEMORANDUM

To: All Town Councillors
Date: 29 June 2022



**LEWES
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Subject: Planning Applications validated for week of 27 June 2022

The following planning applications have been validated by the planning authority for the week of 27 June 2022. 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 19 July 2022

Proposed internal alterations including conversion of loft space and provision for new staircase, relocation of existing kitchen on ground floor, alterations to internal doors and openings, provision of shower room to first floor rear bedroom, new window to courtyard elevation, addition kitchenette to first floor of no.75, reinstatement of original shop front to no.74 including new entrance and removal of awning, removal of staircase to basement, proposed new spiral staircase to basement from café area, use of basement for museum space or similar commercial use, demolition of single-storey lean to. 74 - 75 High Street

Ref. No: SDNP/22/03053/PRE | Received: Fri 24 Jun 2022 | Validated: Fri 24 Jun 2022 | Status: Application in Progress

Comment:

Replacement of existing rear (south) utility room and sun porch with new rear extension with roof terrace above, new rear loft dormer, new rooflights to front (north) and side (east), replacement of white PVC front door with painted timber door to match original, replacement of existing white PVC bedroom window with grey aluminium double door to new roof terrace, new ground floor grey aluminium door and window and first floor grey aluminium window to side elevation, replacement of remaining white PVC windows and doors with grey aluminium windows and doors, new solar panels to roof and new heat pump and brise soleil in rear garden

4 Hereward Way

Ref. No: SDNP/22/03016/PRE | Received: Thu 23 Jun 2022 | Validated: Thu 23 Jun 2022 | Status: Application in Progress

Comment:

Refurbishment and two-storey infill extension to end of terrace property 36 The Course
Ref. No: SDNP/22/03015/PRE | Received: Thu 23 Jun 2022 | Validated: Fri 24 Jun 2022 | Status:
Application in Progress

Comment:

Variation of condition 2 (plans) related to application SDNP/21/01784/FUL - To amend the internal layout and to update the list of approved plans to reflect proposed amendment to internal layout
St Johns Church Hall Talbot Terrace

Ref. No: SDNP/22/02957/CND | Received: Wed 22 Jun 2022 | Validated: Wed 22 Jun 2022 |
Status: Application in Progress

Comment:

Discharge of condition 2 (Land Contamination) related to planning application
SDNP/21/03967/PA30

The Mallings Business Centre

Ref. No: SDNP/22/02893/DCOND | Received: Fri 17 Jun 2022 | Validated: Fri 17 Jun 2022 |
Status: Application in Progress

Comment:

Discharge of condition 3 (light spill attenuation) related to planning application

SDNP/21/03883/FUL The Mallings Business Centre

Ref. No: SDNP/22/02892/DCOND | Received: Fri 17 Jun 2022 | Validated: Fri 17 Jun 2022 |
Status: Application in Progress

Comment:

Discharge of conditions 8 (arboricultural assessment) and 10 (asbestos survey) related to planning
application SDNP/21/03588/HOUS 10 King Henrys Road

Ref. No: SDNP/22/02868/DCOND | Received: Thu 16 Jun 2022 | Validated: Thu 16 Jun 2022 |
Status: Application in Progress

Comment:

Single storey side extension and replacement of rear canopy roof 18 Hawkenbury Way
Ref. No: SDNP/22/02840/HOUS | Received: Wed 15 Jun 2022 | Validated: Thu 16 Jun 2022 |
Status: Application in Progress

Comment:

Discharge of Conditions 4 (details of the louvres) and 5 (details of all new external window and door joinery) of planning application SDNP/22/01368/FUL, and discharge of condition 4 (details of all new external window and door joinery) of planning application SDNP/22/01360/LIS
197 High Street

Ref. No: SDNP/22/02844/DCOND | Received: Wed 15 Jun 2022 | Validated: Wed 22 Jun 2022 |
Status: Application in Progress

Comment:

Removal of existing outbuilding and construction of two storey extension to side 26 Churchill Road
Ref. No: SDNP/22/02811/HOUS | Received: Tue 14 Jun 2022 | Validated: Thu 16 Jun 2022 |
Status: Application in Progress

Comment:

Erection of a single storey rear extension with associated patio area pergola
204 High Street Lewes

Ref. No: SDNP/22/02715/FUL | Received: Wed 08 Jun 2022 | Validated: Fri 24 Jun 2022 | Status:
Application in Progress

Comment:

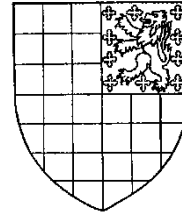
Erection of a single storey rear extension with associated patio area pergola
204 High Street Lewes East Sussex BN7 2NS

Ref. No: SDNP/22/02716/LIS | Received: Wed 08 Jun 2022 | Validated: Fri 24 Jun 2022 | Status:
Application in Progress

Comment

MEMORANDUM

To: All Town Councillors
Date: 5 July 2022



**LEWES
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Subject: Planning Applications validated for week of 4 July 2022

The following planning applications have been validated by the planning authority for the week of 4 July 2022. 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 19 July 2022

Replacement of existing manual gate and wire fencing to be upgraded to mesh. Timber picket fencing to be replaced around nursery play area Wallands Community Primary School
Ref. No: SDNP/22/03000/FUL | Received: Fri 24 Jun 2022 | Validated: Fri 01 Jul 2022 | Status: Application in Progress

Comment:

Loft conversion including rear dormer, installation of solar panels to rear, and installation of conservation roof lights to front elevation 34 De Montfort Road
Ref. No: SDNP/22/02947/HOUS | Received: Wed 22 Jun 2022 | Validated: Tue 28 Jun 2022 | Status: Application in Progress

Comment:

Two storey side extension 50 Nevill Road
Ref. No: SDNP/22/02918/HOUS | Received: Tue 21 Jun 2022 | Validated: Fri 01 Jul 2022 | Status: Application in Progress

Comment:

Alterations to fenestration on all elevations, relocation of satellite antenna to front, replacement of shed, replacement gate to side, removal of boundary structure to front and associated works
41 Cluny Street

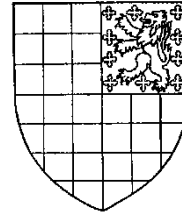
Ref. No: SDNP/22/02929/HOUS | Received: Tue 21 Jun 2022 | Validated: Sun 26 Jun 2022 |

Status: Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 12 July 2022



**LEWES
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Subject: Planning Applications validated for week of 11 July 2022

The following planning applications have been validated by the planning authority for the week of 11 July 2022. 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 19 July 2022

Amendments to the facade of Block A and B of the Mallings Business Centre, including new cladding, windows, roof covering and the creation of a new enclosed staircase to Block A
The Mallings Business Centre

Ref. No: SDNP/22/03189/FUL | Received: Wed 06 Jul 2022 | Validated: Wed 06 Jul 2022 | Status: Application in Progress

Comment:

Non material ammendment to SDNP/21/03588/HOUS to include: change proposed gauged brick arch window head detail to new front ground floor window to a reconstituted stone ornamental window head detail to match the existing windows 10 King Henrys Road

Ref. No: SDNP/22/03139/NMA | Received: Mon 04 Jul 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

5G telecoms installation: H3G street pole and additional equipment cabinets
Nevill Road Street Works

Ref. No: SDNP/22/03133/PA16 | Received: Mon 04 Jul 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

Fencing around car park to be replaced with 2.5m height black barbican imperial fencing with flat beam finish, 1No. Vehicular double-leaf manual gate to be installed and replace existing located at the front of the property boundary to match surrounding fencing. 1no 2.5m height pedestrian gate (Barbican double gate) to be installed to replace the existing. New Telescopic bollard to be installed in front of vehicular gate adjoining to the car park. New 2.4m high 358 securi-mesh fencing to be installed along fence bordering current swimming pool/neighbouring property & MUGA and nursery, to be installed with timber infills to provide additional privacy

Western Road Community Primary School

Ref. No: SDNP/22/03048/FUL | Received: Tue 28 Jun 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

Replacement of existing garage roof with flat roof and external first floor terrace, alterations to fenestration and cladding throughout, installation of solar panels to rear, and addition of outbuilding to rear 4 Riverdale

Ref. No: SDNP/22/03010/HOUS | Received: Fri 24 Jun 2022 | Validated: Mon 04 Jul 2022 |

Status: Application in Progress

Comment: