



Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Friday 23 September 2022 at 7.00pm

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

In attendance: Town Clerk and Committee Administrator

1. **Apologies:** were received from Councillor Lamb who had a previous engagement and Councillor Sains who was unwell. There had been no word from Councillor Baah
2. **Declarations of Interest:** There were none.
3. **Question Time:** There were none.
4. **Minutes:** The Minutes of the meeting held on 30 August 2022 were received and signed as a true copy.
5. **Chair's announcements:**
 - 5.1. **Planning Committee comments**
 - 5.2. The Chair has been made aware of concerns raised with the South Downs National Park Authority about Town Council comments on planning applications. The Chair reminded the Committee that one of the key points raised at the recent planning training was that comments made on planning applications must be made on material considerations and comments must be consistent. Consulting with neighbours is not a material consideration.
 - 5.3. Members were reminded that they receive planning lists on a weekly basis to allow time for research on each on application and should check against policies in the Lewes Neighbourhood Plan and South Downs Local Plan if needed.
 - 5.4. If committee members have not had time to look at an application, please ensure that any comment or contribution made is factual.
 - 5.5. **The Forecourt Court Road Car Park - SDNP/22/03583/FUL**
 - 5.6. It has been raised by a member of the Committee that comments made on the above application did not coincide with comments made on an earlier application in November 2021 where it was stated that the site is allocated for housing in the Lewes Neighbourhood Plan.

- 5.7. The Committee considered whether an additional email should be sent to the case officer with the comments made by the Committee in November 2021 in relation to the above application as detailed below:

Members noted that with extreme regret work had already started on site without planning approval and 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 PL1B, site 36). Objective 5.11 states increased density will be included where appropriate, locating housing near services, making this site highly suitable for meeting the 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 its 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.

- 5.8. It was resolved that:

1. The Planning Committee's comments made at their meeting on 2 November 2021 (set out below) regarding the Forecourt, Court Road Car Park be emailed to the case officer at the South Downs National Park. The comments would be in addition to the objection made by the Planning Committee at their meeting on 30 August 2022:
2. A recorded vote was requested (Standing Order 1(s) [following provisions of Local Government Act 1972 Sch12 p13 (2)]). Councillors Catlin, Clarke, Handy and Makepeace agreed to the resolutions set out in 5.8 1 above and Councillor Milner objected.

- 5.9. **Pre-Applications**

5.10. The Town Clerk advised the Committee that although their comments on pre-applications could not be submitted on the South Downs National Park portal their minutes could state that the committee has looked at the application and note if the site is in the Neighbourhood Plan.

6. Planning Applications: The committee considered the relevant sections of the lists of applications validated in the weeks commencing 29 August 2022, 5 September 2022 and 12 September 2022. Their comments are appended.

7. Miscellaneous Planning Issues:

The meeting ended at 8.11pm

Signed:

Date:

Appendix 1

Reserved matters pursuant to conditions 1, 3, 4 and 5 of outline planning permission SDNP/19/04338/OUT 43 Queens Road

Ref. No: SDNP/22/03943/REM | Received: Tue 23 Aug 2022 | Validated: Tue 23 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application

Discharge of Condition No: 18 (Contamination - Remediation Strategy) from Planning Consent SDNP/17/03100/FUL Unit 6 Malling Industrial Estate

Ref. No: SDNP/22/03949/DCOND | Received: Tue 23 Aug 2022 | Validated: Tue 23 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application

Change of use from commercial space (C1) to 2no apartments comprising of 1no one bedroom unit and 1no two-bedroom unit (C3) 191 High Street

Ref. No: SDNP/22/03578/LIS | Received: Fri 29 Jul 2022 | Validated: Tue 23 Aug 2022 | Status: Application in Progress

Comment:

Councillors objected to this application in that the minimum measures to marketing the commercial space had not been met as set out in Policy SD37 Appendix 3 Paragraph 2.4 of the South Downs Local Plan – Marketing requirements for change of use applications. Councillors also objected to the lack of natural light in the proposed basement flat.

Change of use from commercial space (C1) to 2no apartments comprising of 1no one bedroom unit and 1no two-bedroom unit (C3) 191 High Street

Ref. No: SDNP/22/03581/FUL | Received: Fri 29 Jul 2022 | Validated: Tue 23 Aug 2022 | Status: Application in Progress

Comment:

Councillors objected to this application in that the minimum measures to marketing the commercial space had not been met as set out in Policy SD37 Appendix 3 Paragraph 2.4 of the South Downs Local Plan – Marketing requirements for change of use applications. Councillors also objected to the lack of natural light in the proposed basement flat.

Replacement of front door and alterations to fenestration, soffits, and guttering

85 Paddock Lane

Ref. No: SDNP/22/03496/HOUS | Received: Tue 26 Jul 2022 | Validated: Fri 19 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application

Change of door colour, Gallows Bank Abinger Place

Ref. No: SDNP/22/04015/HOUS | Received: Fri 26 Aug 2022 | Validated: Wed 31 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application

Single storey side and front extension and garage conversion 32 South Way

Ref. No: SDNP/22/04004/HOUS | Received: Fri 26 Aug 2022 | Validated: Wed 31 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application

Installation of new timber frame outdoor cooking shelter and associated works

Pelham House St Andrews Lane

Ref. No: SDNP/22/03991/LIS | Received: Thu 25 Aug 2022 | Validated: Fri 26 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application and note that the revised location will not destroy trees

Installation of new timber frame outdoor cooking shelter and associated works

Pelham House St Andrews Lane

Ref. No: SDNP/22/03990/FUL | Received: Thu 25 Aug 2022 | Validated: Fri 26 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application and note that the revised location will not destroy trees

Installation of roller shutter door halfway down a double length car port 8 Park Drive

Ref. No: SDNP/22/04086/PRE | Received: Wed 24 Aug 2022 | Validated: Fri 02 Sep 2022 | Status: Application in Progress

Comment:

Councillors noted this application

Loft conversion from existing commercial storage area to residential studio
3 Fisher Street

Ref. No: SDNP/22/03860/FUL | Received: Wed 17 Aug 2022 | Validated: Tue 30 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application

Retention of existing temporary mobile home Ousedale House Offham Road

Ref. No: SDNP/22/03797/HOUS | Received: Fri 12 Aug 2022 | Validated: Fri 26 Aug 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Sign 1 - 4400 x 2200mm illuminated flexface sign, Sign 2 - 2800 x 2200mm illuminated flexface sign, Sign 3 - 1800 x 420mm aluminium tray with vinyl graphics, Sign 4 - 2mm aluminium tray with vinyl graphics, Sign 5 - A1 poster frames x 3, Sign 6 - 420 x 600mm aluminium tray with vinyl graphics, Sign 7 - 200 x 150mm vinyl graphic, Sign 8 - 4400 x 2200mm illuminated flexface sign, Sign 9 - 2800 x 2200mm illuminated flexface Sign, Sign 10 - 5000 x 1200mm illuminated flexface Sign, Sign 11 - 5000 x 1050mm illuminated flexface Sign, Sign 12 - 800 x 500mm aluminium panel with vinyl graphics, Signs 13 - Digitally printed vinyl graphics 3570 x 5000mm x 3 Southdowns Business Park, Unit 6 Brooks Road

Ref. No: SDNP/22/03758/ADV | Received: Thu 11 Aug 2022 | Validated: Wed 24 Aug 2022 | Status: Application in Progress

Comment:

Councillors objected to this application in that it is contrary to the South Downs Local Plan SD53 (2) - there will be a presumption against internally illuminated advertisements, SD48 Climate Change and Sustainable uses of Resources and is also contrary to the SDNP Dark Skies Policy.

Erection of rear composite decking with privacy screens to either side and balustrade to rear 47 South Way

Ref. No: SDNP/22/03723/HOUS | Received: Tue 09 Aug 2022 | Validated: Tue 30 Aug 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Erection of single storey outbuilding 12 Houndean Rise

Ref. No: SDNP/22/03505/HOUS | Received: Tue 26 Jul 2022 | Validated: Tue 30 Aug 2022 | Status: Application in Progress

Comment:

Councillors support this application although would recommend a green roof

Erection of marquee in front yard of Brewery for the Beer Festival in September
The Bridge Wharf Brewery

Ref. No: SDNP/22/03414/PA18 | Received: Mon 18 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Application in Progress

Councillors would support this application for a limited time basis to support local business and tourism in the town

Non Material Amendment to planning permission SDNP/22/01412/FUL to include slate roof above proposed kitchen to match existing roof shape, with roof lights to rear. Minor increase in footprint of small extension to rear to create a larger utility room Kilimani Cuilfail

Ref. No: SDNP/22/04131/NMA | Received: Tue 06 Sep 2022 | Validated: Tue 06 Sep 2022 | Status: Application in Progress

Comment:

Councillors note this application

Demolition of existing conservatory and construction of new front and rear single-storey extensions and raised decking to rear 5 Hamsey Crescent

Ref. No: SDNP/22/04042/HOUS | Received: Wed 31 Aug 2022 | Validated: Wed 07 Sep 2022 | Status: Application in Progress

Comment:

Councillors support this application and welcome the green roof

Single storey rear/side extension, air source heat pump to rear, internal alterations
11 Toronto Terrace

Ref. No: SDNP/22/03896/HOUS | Received: Thu 18 Aug 2022 | Validated: Wed 07 Sep 2022 | Status: Application in Progress

Comment:

Councillors support this application

