



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

**Present:** Councillors J Baah, S Catlin (Chair), E Clarke, R Handy, J Lamb, I Makepeace, M Milner and S Sains

**In attendance:** Town Clerk and Committee Administrator

1. **Apologies:** There were none.
2. **Declarations of Interest:** There were none.
3. **Question Time:** There were none.
4. **Minutes:** The Minutes of the meeting held on 23 September 2022 were received and signed as a true copy.
5. **Chair's announcements:**
  - 5.1. The Chair asked members to be succinct with any comments during the meeting as there was a full agenda.
  - 5.2. Item 9 on the agenda (Planning Training – 8 September 2022) would be deferred until the next planning meeting on 8 November.
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. **South Downs National Park Authority – Call for sites and local green spaces designation:**
  - 7.1. The Committee considered whether the Town Council wishes to submit sites as part of the South Downs National Park Authority (SDNPA) call for sites and any green spaces for designation.
  - 7.2. It was noted that the SDNPA will look at sites in the Neighbourhood Development plan again so unless there was new or additional information on those sites there was no need to submit these again.
  - 7.3. A workshop had been held with councillors and two local residents to explore potential sites and green spaces for designation and suggestions arising from this were also considered by the committee.
  - 7.4. The Town Clerk detailed proposed overarching statements to be sent to the SDNPA as part of this call for sites from Lewes Town Council:
    - 1 LTC would like the SDNPA to approach owners who own sites in public ownership to support much needed affordable housing in the Town.

- 2 The Town Council would like to see at least 50% of the publicly owned sites to provide Lewes Low-Cost Housing and Affordable Housing.
- 3 LTC requests that it is written into the Local plan that developers should talk to the relevant bodies at an early stage.
- 4 Need an action plan for strategic site that includes Wenban Smith (Strategic Site Policy SD57 NSQ and Eastgate Area).

7.5. The Committee considered a list of proposed sites and resolved to delegate authority to the Town Clerk to prepare and submit to the SDNPA the following sites:

1. Phoenix car park
2. Station car park
3. Lewes Library Solar Panels
4. 36-38 Friars Walk
5. Springman House
6. Shelley's Hotel
7. Barclays and Old Bank
8. 2 Fisher Street
9. Southover House
10. Sackville House
11. Westfield House
12. County Hall
13. NCP Car Park South of Wenban Smith
14. Raystede shop and St Peter and St James
15. Lewes Prison
16. Southover Building, Mountfield Road
17. Friars Walk/Court Road car park

7.6. The Committee considered a list of proposed green space sites and resolved to delegate authority to the Town Clerk to prepare and submit to the SDNPA the following sites:

1. Brighton Road South from riding school to prison
2. Steps to Valance Road, Guys Road
3. Valance Road Verge
4. Neville Road, East and West verges
5. Middle Mount Harry green
6. Middle Way
7. Mount Harry Stores
8. Cross Way
9. Wallands Crescent/Offham Road – strip of land
10. Prince Edwards/King Henry's Road trees

11. De Warrenne Road
12. Gundreda Road verges
13. Gundreda Road trees
14. Ferrers Road
15. Top of Kingsley Road
16. Offham Road verge Kingsley
17. Prince Edwards Road
18. Malling Close opposite shops
19. The Martlets
20. Hereward Way
21. Queens Road green
22. Fitzgerald Road and verges
23. Deanery Close
24. Church Lane, Malling
25. Malling Hill, Lynchetts
26. Malling green
27. Church Lane green
28. Church Lane to Earwig Corner
29. Grass on other side of Waitrose carpark
30. Verge area outside Culfail/South Street
31. Verges south of Culfail Tunnel
32. South Downs Road
33. Abergavenny Road
34. St Anne's Hill
35. Houndean Rise
36. St Pancras Gardens
37. Timberyard Lane
38. Newton Road
39. Winterbourne Triangle
40. Winterbourne Lane
41. Glebe Close
42. Cranedown
43. Spences Court
44. Depot
45. Walled Garden west of South Downs Sports Club
46. De Montford Road, next to Astley House
47. West of Astley House (western curtilage)
48. The Gallops Community Orchard
49. Saxonbury House Gardens
50. Shelley's Garden
51. Cockshut SDNPA restoration project
52. Land around Cockshut north of the A27 Ham Lane
53. County Hall – western as open space
54. Houndean Land

- 55. Church Lane allotments
- 56. Haredean allotments
- 57. Landport allotments
- 58. Highdown allotments
- 59. Paddock Road allotments
- 60. Queens Road allotments
- 61. Earwig corner allotments
- 62. Coombe allotments
- 63. St Anne's school site
- 64. Neville Crescent green
- 65. Trinity Churchyard site
- 66. Convent field site
- 67. The Mound site
- 68. Priory park site
- 69. Land behind priory crescent site
- 70. Cemetery site
- 71. Jubilee gardens and Juggs lane site

7.7. The Chair thanked Councillor Makepeace for her work in compiling the green spaces list, and attendees of the workshop which including valuable contributions from two local residents.

**8. Planning Training – 8 September 2022:**

8.1. Item deferred until the next meeting of the Planning Committee on 8 November 2022

**9. Miscellaneous Planning Issues:** There were none.

The meeting ended at 8.45pm

Signed: .....

Date: .....

## Appendix 1

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Non Material Amendment to Planning Permission SDNP/22/00175/HOUS to include removal of rear extension and alteration of fenestration 8 Valence Road

Ref. No: SDNP/22/04347/NMA | Received: Thu 15 Sep 2022 | Validated: Thu 15 Sep 2022 | Status: Application Determined

**Comment:**

Councillors noted this application and that it had been determined

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Erection of balustrading to the first-floor rear balcony 10-11 Priory Crescent

Ref. No: SDNP/22/04320/FUL | Received: Wed 14 Sep 2022 | Validated: Wed 14 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Non Material Amendment to Planning Permission SDNP/22/00175/HOUS to include removal of rear extension and alteration of fenestration 58 Valence Road

Ref. No: SDNP/22/04347/NMA | Received: Thu 15 Sep 2022 | Validated: Thu 15 Sep 2022 | Status: Application Determined

Councillors note this application and that is had been determined

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Erection of balustrading to the first-floor rear balcony 10-11 Priory Crescent

Ref. No: SDNP/22/04320/FUL | Received: Wed 14 Sep 2022 | Validated: Wed 14 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Various repairs/alterations to west-facing first floor bedroom window

Fairhall Southover High Street

Ref. No: SDNP/22/04432/PRE | Received: Sun 18 Sep 2022 | Validated: Sun 18 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors note this application

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Discharge of condition 3 of planning application SDNP/20/04043/LIS to provide a schedule of external materials, finishes and samples The Castle Lodge  
Ref. No: SDNP/22/04368/DCOND | Received: Fri 16 Sep 2022 | Validated: Fri 16 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors note this application

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Discharge of condition 3 of planning application SDNP/20/04042/HOUS to provide a schedule of external materials, finishes and samples The Castle Lodge  
Ref. No: SDNP/22/04367/DCOND | Received: Fri 16 Sep 2022 | Validated: Fri 16 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors note this application

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Demolition of existing building (sui generis) and construction of three mixed-use buildings with 685m<sup>2</sup> of commercial floorspace at ground floor level (Use Class E) 30 self-contained flats (C3), communal landscaped areas, 24 car parking spaces and 73 cycle parking spaces SIG Roofing Site Davey's Lane  
Ref. No: SDNP/22/03867/PRE | Received: Thu 11 Aug 2022 | Validated: Mon 05 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors objected to this application due to the lack of information available

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Garden works including the creation of new flower beds, two patio areas, new paths with pavers and gravel and the erection of 1no pergola 50 Prince Edwards Road  
Ref. No: SDNP/22/04362/FUL | Received: Fri 16 Sep 2022 | Validated: Tue 20 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors support this application

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Retrospective application for the conversion and extension of double garage into ancillary annex and storage room 9 Hawkenbury Way  
Ref. No: SDNP/22/04263/HOUS | Received: Mon 12 Sep 2022 | Validated: Thu 22 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors re-iterated their comments made at their meeting on 5 July 2022 –  
*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*

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Erection of single-storey rear extension, demolition of existing single-storey rear extension, installation of air source heat pump, and alterations to fenestration  
30 Cluny Street

Ref. No: SDNP/22/04130/HOUS | Received: Tue 06 Sep 2022 | Validated: Mon 26 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors support this application although would recommend that the applicant be referred to the South Downs Dark Skies Policy

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Replacement front windows and door 2 Cluny Street

Ref. No: SDNP/22/03968/HOUS | Received: Wed 24 Aug 2022 | Validated: Thu 29 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application

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Erection of a part two-storey and part single storey rear extension, loft conversion, addition of driveway with dropped kerb 3 Eridge Green

Ref. No: SDNP/22/03852/HOUS | Received: Wed 17 Aug 2022 | Validated: Fri 16 Sep 2022 | Status: Application in Progress

**Comment:**

Councillors were neutral on this application and welcome bat boxes