



Date: 12.09.2023
Time: 19:00
Location: Yarrow Room, Town Hall
Present: Councillors Livesey, Gardiner, Todd, Ross, West, Bird (joined the meeting at 19.22)
Officers Present: Karen Crowhurst – Interim Town Clerk, Julie Dean - Civic and Administration Officer

MINUTES

1 Apologies for absence

To note any apologies for absence

Apologies were received from Councillors Makepeace, Maples, Morgan, Baah and Clarke

As the chair and deputy chair of planning were absent it was proposed by Councillor Ross and seconded by Councillor Gardiner to nominate Councillor Livesey as Chair.

2 Declarations of interest

To receive any Declarations of Interest, including Disclosable Pecuniary Interests (DPI) on the agenda under Lewes Town Council's Code of Conduct issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No.1464

Councillor Gardiner declared an interest as he knows the developer of Garden Street Auction Rooms SDNP/23/03275/FUL

Councillor Livesey declared an interest as being a member of CAAG having already discussed items on the agenda

3 Minutes

The minutes were received and accepted as a true and accurate record of the meeting held on 22 August 2023

4. Public Questions

There was a member of the public who raised concerns about the Garden Street application SDNP/23/03257/FUL

The application was contrary to the Neighbourhood Plan item 4 Page 163 with reference to protected views.

No provision for affordable housing, emphasising that this is an allocated site in a NDP.

There were comments from Andrew Simpson who was attending on behalf of Human Nature concerning the North Street Industrial Estate item SDPN/23/00526/OUT

The points that have been amended were highlighted as follows:

The moving of the Health Hub from the North Street location to a location to the causeway by the bridge improving access and allowing easier connection to the new bus facilities on the northern edge of the causeway

The building on the western end of the causeway has been moved back to allow the preservation of more trees and wider pedestrian and cycle access into the site in this location.

The design code now includes commitments to detailed tree surveys in all applications to ensure that all viable trees will be retained.

The edges of the development have been reduced in height to reduce impact on existing neighbours and on the conservation area and Springman House has been removed from this application.

The design of the buildings at the edge of the Pells Pool has been changed in discussion with the Pells Pool Community Association to remove the risk of being overlooked

The Section 106 agreement commits the development to the provision of improved public transport worth up to £1 million, improvements to the Pells path, new electric cycle charging points at the railway station, in addition to the commitment to the provision of the new 50 car club and bike hire, all as part of the commitment to active travel as defined in the Neighbourhood Plan

5. Planning applications

The Committee **RESOLVED** to bring item 5.3 forward to in case there were any questions for the developers present.

5.3 SDPN/23/00526/OUT North Street Industrial Estate

It was **RESOLVED** to **support** the application and the developers were thanked for their engagement and the amendments have been addressed as follows:

The loss of trees during the construction of the new bus facility had been reduced, but it must be understood that it is not a replacement for a proper bus station

A travel strategy has been agreed and is consistent.

The Health Hub has been moved to make it more accessible

The problem of properties overlooking the Pells have been addressed by reducing the size and height of the adjacent property in question to avoid overlooking and overshadowing.

The phasing of the plans have been amended allowing for the CoMobility Hub to be built earlier in the project

There was an improvement in cycling and pedestrian provision including the installation of electric charging.

The issue of over massing has been addressed.

5.2 SDNP/23/03275 Garden Street Auction Rooms, Garden Street, Lewes

Councillor Gardiner left the meeting at 19.40

It was **RESOVLED** to **object** to the application on the following grounds:

No low-cost housing specified

No lighting assessment despite a request from planning officers

There was no travel plan submitted

There is no plan to deal with the contaminated land

There is no information within the Heritage statement of what will happen to the historically valuable WW1 huts

Due to the height and massing of the buildings there will be loss of views as contrary to Neighbourhood Plan Policy PL1 B(3)

The site has been identified as vulnerable to flood (Neighbourhood Plan) but there is no risk assessment.

The brick colour was thought to be not in keeping with the area

There is no information about how the demolition will take place and what will happen to the debris.

The number of properties to be built that is proposed is more than in the outline permission.

There are trees adjacent to the site in The Grange Gardens contrary to that of the developers answers.

Lack of parking spaces, 13, was seen as an issue for 17 dwellings

Councillor Gardiner returned to the meeting at 19.58

5.4 SDNP/23/02752/CND 143b High Street, Lewes

This application will be deferred to the Dark Skies officer as there is not enough information to make a decision

5.5 SDNP/23/02922/HOUS 7 St Annes Crescent, Lewes

It was **RESOLVED** to be **neutral** on this application with a note for the Conservation Officer to review and check the details

5.6 SDNP/23/02931/FUL Vipers Wharf, Railway Lane, Lewes

It was **RESOLVED** to **support** application to improve access, but to ensure that the materials used are of the same high quality as the existing building

5.7 SDNP/23/03082/HOUS 127 High Street, Lewes

It was resolved to **object** to this application as no information was supplied, and to resubmit the application with fenestration information.

5.8 SDNP/23/03341/HOUS 21 St Annes Crescent, Lewes

It was **RESOLVED** to be **neutral** on this application with no objections

5.9 SDNP/23/03315 9 Sun Street, Lewes

It was **RESOLVED** to be **neutral** on this application with recommendations that the Dark Skies Policy is followed and black out blinds are fitted to the skylight

5.10 SDNP/23/03418/HOUS 35 Talbot Terrace, Lewes

It was **RESOLVED** to **support** this application on the basis that the automatic roof blinds are fitted in line with the Dark Skies Policy. It is preferred that sustainable materials are used and if PVC windows are fitted that they are vented.