



**Minutes** of the Extraordinary Meeting of **Lewes Town Council** held on  
**Wednesday 18 May 2022 at 7.00pm** in the **Council Chamber, Lewes, Town Hall**

**Present:**

Councillor J Baah  
Councillor M Bird (Deputy Mayor)  
Councillor S Catlin  
Councillor G Earl  
Councillor R Handy  
Councillor J Lamb  
Councillor I Makepeace  
Councillor Dr W Maples  
Councillor M Milner  
Councillor S Sains (Mayor)  
Councillor J Vernon  
Councillor K Wood

**In attendance:**

Town Clerk  
Committee Administrator

**13. Filming of Council Meetings and Mobiles Phones**

The procedures were noted

**14. Apologies for absence**

There were apologies from Councillors Clarke, Mayhew, O'Keeffe and Waring. There had been no word from Councillors Burrows or Herbert.

**15. Members' declarations of interest**

Councillors Bird and Makepeace both declared an interest in item 5.1 in that they are Lewes District Councillors.

**16. Question time**

There was one member of the public present, who addressed the council stressing the importance of the bus station which has tremendous potential. It could be used as a community building which could act as a powerful hub for the artistic community with the right energy and momentum.

**17. Exempt Business**

The Mayor proposed and **it was resolved that:**

The public and accredited representatives of the press be excluded from the Meeting under Section 100 Local Government Act 1972 due to the

confidential nature of the business to be conducted. This item is a confidential report for members of the Council only in accordance with Paragraph 3 of Part 1 of schedule 12A of the Local Government Act 1972, being information relating to individuals and the financial and business affairs of any particular reason.

**18 To consider Council's response to the Asset of Community Value nomination**

- 18.1** Members had before them two queries that had been raised by Lewes District Council (LDC) in relation to the Town Council's nomination for the bus station to be listed as an Asset of Community Value (ACV) following a letter to LDC from the Generator Group's solicitors.
- 18.2** Council was being asked to give the Town Clerk delegated authority to respond to these queries and whether it wishes to employ the services of a solicitor to assist with the response to LDC.
- 18.3** To inform that response, the Town Clerk would need facts to answer the queries from LDC and whether Council was responding on the Bus Station, the whole Land Registry parcel or the Bus Station and access road.
- 18.4** The Forest of Dean District Council listed Lydney bus station as an ACV, following a nomination by Lydney Town Council. Gloucestershire County Council, who owns the bus station, responded to the District Council stating that they did consider the land to be of community value. The Town Council noted that this nomination tested whether it had an actual current use that was more than ancillary and furthers the social wellbeing and social interest of the local community and whether that would continue in the future. Based on its use as a bus station Lydney Town Council argued the test had been met. Lewes Town Council wished to explore whether this set a precedent and agreed the assistance of a solicitor would be useful.
- 18.5** Council considered the other uses of the bus station including the café and the artists studios with creativity ranging from painting, photography, spoken word and song.
- 18.6** Councillors stated that inaccuracies and points of argument in the response from the Generator Group's solicitor should be considered in the Town Council's response and agreed the assistance of a solicitor was required for this.
- 18.7** It was noted that the Town Council's neighbourhood plan did not identify this site for housing development.
- 18.8** It was agreed that the bus station and its curtilage have the significant value.
- 18.9 It was resolved that:**
1. The Town Clerk be given delegated authority to employ the services of a solicitor to assist with the response to LDC at a cost of up to £1,000 to be met from the Civic Administration Legal Expenses budget of £2,000.
  2. The Town Clerk be given delegated authority to respond to LDC.

**The meeting closed at 7:45**

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**Town Mayor**