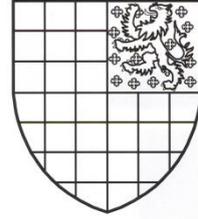


Town Hall  
High Street  
Lewes  
East Sussex  
BN7 2QS



**LEWES  
TOWN  
COUNCIL**

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To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 3<sup>rd</sup> December 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden  
Town Clerk  
26<sup>th</sup> November 2019



## **AGENDA**

1. **APOLOGIES FOR ABSENCE:**  
To receive apologies from members of the committee who are unable to attend.
2. **MEMBER'S DECLARATIONS OF INTEREST:**  
To note declarations of any personal or prejudicial interests in matters on this agenda.
3. **QUESTION TIME:**  
To receive questions regarding items on this agenda.
4. **CHAIRMAN'S ANNOUNCEMENTS:**  
To receive any announcements from the Chairman of the Committee.
5. **MINUTES:**  
To approve the Minutes of the Meeting held on Tuesday, 12<sup>th</sup> November 2019.
6. **PLANNING APPLICATIONS \*:**  
To consider the relevant sections of the lists dated: 11<sup>th</sup> November, 18<sup>th</sup> November, and 25<sup>th</sup> November 2019.
7. **MISCELLANEOUS PLANNING ISSUES:**  
To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*

*For further information about items appearing on this agenda please contact the Town Clerk at the above address.*

\* A full agenda is available at the Town Hall reception desk, between 9:00am - 5:00pm Mon to Thurs, and 9:00am - 4:00pm on Fridays.

Members of the public have the right and are welcome to attend meetings of the Committee – representations on specific applications may be heard at the start of each meeting with the Chairman's consent, and subject to time available. Correspondence or requests to address the Committee should, whenever possible, be notified to the Town Clerk at least 24 hours in advance. **PLEASE NOTE:** the Town Council is not empowered to decide planning matters although the Planning Authority (South Downs National Park Authority) is required by law to consider our comments on local applications and to give due recognition to them in reaching its final decision.

**Distribution:** Cllrs Baah, Catlin, Handy; Herbert; Lamb; Makepeace; Maples; Milner; Sains

For information: All Councillors, Lewes Library, T/Hall Noticeboard, Sx Express Sx Police, M Caulfield MP; Friends of Lewes

## MINUTES

of a meeting of the Planning Committee held on Wednesday 12<sup>th</sup> November 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs S Catlin (Chairman); R Handy; J Lamb; M Milner and S Sains

In attendance: S Brigden (Town Clerk) and Mrs E Tingley (Committee Admin)

**APOLOGIES FOR ABSENCE:** Apologies had been received from Cllr Baah who was unwell, Cllrs Herbert and Maples who had childcare commitments and Cllr Makepeace who was in London.

It was resolved that:

**PC2019/0063.1** Apologies for absence from this meeting are noted

**MEMBERS' DECLARATIONS OF INTEREST:** Cllr Handy declared an interest iro SDNP/19/05172/HOUS - 73 Highdown Road in that the applicant was a near neighbour.

**QUESTION TIME:** There were no questions.

**CHAIRMAN'S ANNOUNCEMENTS:** The Chairman reported that a statement had been released by East Sussex County Council following the collapse, earlier that week, of part of Lewes Castle wall:

“This heritage site is under multiple ownership and stewardship and we can confirm that sections of the heritage wall were transferred to us in 1975 and we hold responsibility for these sections under the Ancient Monuments Act 1979.

We will be working closely with the affected households, emergency services and colleagues at Lewes District Council to assess the reasons for the collapse.

The County Council undertook survey, repairs and strengthening works to this section of the wall in 2017 under Scheduled Monument planning and building approvals, but we are not aware of any more recent activity that may have led to this collapse. Further investigation is underway.”

**MINUTES:** The Minutes of the meeting held on 16<sup>th</sup> October 2019 were received and signed as an accurate record.

**PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup> October and 4<sup>th</sup> November 2019. Their comments are appended.

**MISCELLANEOUS PLANNING ISSUES:** TC reminded Members of the Committee of an email he had sent them from the South Downs National Park Authority (SDNPA) for information.

SDNPA were proposing an Article 4 Direction on 14 employment sites in Petersfield, Liss, Midhurst, Petworth and Lewes.

Maps of the sites and further details could be found at

<https://www.southdowns.gov.uk/article-four-direction/>

A consultation on the propose Article 4 Direction was currently taking place running from Monday 21<sup>st</sup> October until midnight on Monday 16 December 2019. Further information could be found at the above link.

The effect of the Article 4 Direction would be that a full planning application would be required for changes of use from either office or light industrial to residential within the 14 employment sites. In effect the Direction would remove permitted development rights for these changes of use.

Currently under permitted development only a prior approval application is required for change of use from office or light industrial to residential. Prior approval meant that in principle the change of use is permitted and only some aspects such as noise, contamination and flooding need to be considered.

By removing permitted development and requiring a full planning application the change of use could be more fully scrutinised. The intention was that a full planning application

would help to safeguard much needed employment spaces and prevent them being too easily converted to residential.

If any enquiries were received about the Article 4 Direction, Members were asked to direct people to the SDNPA Planning Policy team who can be contacted by telephone on 01730 814810 or email [planningpolicy@soughdowns.gov.uk](mailto:planningpolicy@soughdowns.gov.uk)

The meeting ended at 7.35pm

Signed: .....

Date: .....

Single storey extension to rear of property Pinehill Cuilfail Lewes East Sussex BN7 2BE

Ref. No: SDNP/19/04934/HOUS | Received: Mon 07 Oct 2019 | Validated: Sat 12 Oct 2019 | Status:

Application in Progress

Comment:

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**Members made no comment other than they were pleased to note references in the application to the Lewes Neighbourhood Plan**

---

Installation of a 4m high riser and CCTV camera to the south-west of Camber Block (Communications building) Malling House Church Lane South Malling Lewes BN7 2DZ

Ref. No: SDNP/19/04804/FUL | Received: Thu 03 Oct 2019 | Validated: Thu 03 Oct 2019 | Status:

Application in Progress

Comment:

**No comment**

---

Proposed erection of shed in the front garden 23 St Anne's Crescent Lewes BN7 1SB

Ref. No: SDNP/19/04670/HOUS | Received: Thu 26 Sep 2019 | Validated: Tue 08 Oct 2019 | Status:

Application in Progress

Comment:

**Members OBJECTED to this application in that the height and size of the shed had a disproportionate effect on the street scene**

---

Proposed alterations to the roof to include removal of single storey flat roof to extend catslide roof over, removal of chimney stack, enlargement of dormer to the west elevation and installation of roof lights to the east, south and west elevations along with window replacements and alterations Brook House Rotten Row Lewes BN7 1LJ

Ref. No: SDNP/19/04849/HOUS | Received: Tue 08 Oct 2019 | Validated: Tue 08 Oct 2019 | Status:

Application in Progress

Comment:

**Members commended the level of sympathetic detail and references to the Lewes Neighbourhood Plan**

---

Proposed painting of existing window sills in dark grey Cote Brasserie 82 High Street Lewes East Sussex BN7 1XW

Ref. No: SDNP/19/04587/FUL | Received: Fri 20 Sep 2019 | Validated: Wed 09 Oct 2019 | Status:

Application in Progress

Comment:

**No comment**

---

Proposed painting of existing window sills in dark grey Cote Brasserie 82 High Street Lewes East Sussex BN7 1XW

Ref. No: SDNP/19/04588/LIS | Received: Fri 20 Sep 2019 | Validated: Wed 09 Oct 2019 | Status:

Application in Progress

Comment:

**No comment**

---

Removal and reinstatement of repaired accident damaged porch roof 1 Walwers Lane Rear of 34 - 35 High Street Lewes East Sussex BN7 2LU

Ref. No: SDNP/19/04487/LIS | Received: Thu 12 Sep 2019 | Validated: Tue 24 Sep 2019 | Status:

Application in Progress

Comment:

**Members were unable to comment on this application as no details had been available**

Alterations to facilitate replacement and re-location of internal boiler including internal alterations to existing internal layout and installation of flue to rear of property. Other decorative internal alterations include re-skin ceilings, removal of wallpaper and re-painting of walls ceilings and all woodwork 1Malling Street Lewes BN7 2RA

Ref. No: SDNP/19/05126/LIS | Received: Wed 23 Oct 2019 | Validated: Wed 23 Oct 2019 | Status:

Application in Progress

Comment:

**No comment**

---

Erection of stepped rear extension 73 Highdown Road Lewes BN7 1QE

Ref. No: SDNP/19/05172/HOUS | Received: Fri 25 Oct 2019 | Validated: Fri 25 Oct 2019 | Status:

Application in Progress

Comment:

**Members made no objection in principle to the timber cladding but felt it was out of character in this particular design given the relationship to the streetscape. Members would also suggest a 'green' roof.**

---

To reinstate the original division between 125 and 126 High Street to form two houses. Replacement of pyramid rooflight to rear with flat roof rooflight 125 High Street Lewes BN7 1XJ

Ref. No: SDNP/19/04991/LIS | Received: Tue 15 Oct 2019 | Validated: Fri 25 Oct 2019 | Status: Application

in Progress

Comment:

**No comment**

---

Proposed single storey side extension with flat roof and cedar cladding 17 Hereward Way Lewes BN7 2HN

Ref. No: SDNP/19/04760/HOUS | Received: Wed 02 Oct 2019 | Validated: Mon 28 Oct 2019 | Status:

Application in Progress

Comment:

**Members made no objection in principle to the timber cladding but felt it was out of character in this particular design given the relationship to the streetscape. Members would also suggest a 'green' roof.**

---

Works to the front of the property, replacement boundary wall and hedge, access alteration, erection of oak frame pergola and replacement of side door 3 Park Road Lewes BN7 1BN

Ref. No: SDNP/19/04733/HOUS | Received: Tue 01 Oct 2019 | Validated: Mon 21 Oct 2019 | Status:

Application in Progress

Comment:

**No comment**

---

Demolition of existing cabin and erection of new garden room and associated landscaping. West Corner House 30 The Avenue Lewes BN7 1QT

Ref. No: SDNP/19/04748/HOUS | Received: Tue 01 Oct 2019 | Validated: Mon 14 Oct 2019 | Status:

Application in Progress

Comment:

**Members made no objection but suggested that the removal of the tree is balanced with new planting, and suggested that the applicant consider a 'green' roof for the structure.**

**Subject: Planning Applications validated for week of 11<sup>h</sup> November 2019**

Addition of 2 level platforms and a ramp to the rear of the property Brooklands 26 Southover High Street Lewes BN7 1HU

Ref. No: SDNP/19/05335/HOUS | Received: Thu 07 Nov 2019 | Validated: Mon 11 Nov 2019 | Status: Application in Progress

**Comment:**

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Proposed loft conversion with rear dormer and front rooflights, proposed front porch extension and conversion of garage to playroom 36 Gundreda Road Lewes East Sussex BN7 1PX

Ref. No: SDNP/19/05112/HOUS | Received: Mon 21 Oct 2019 | Validated: Tue 29 Oct 2019 | Status: Application in Progress

**Comment:**

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New shop front signage and gallows bracket signage to the front of the building 42 High Street Lewes BN7 2DD

Ref. No: SDNP/19/05055/LIS | Received: Fri 18 Oct 2019 | Validated: Tue 29 Oct 2019 | Status: Application in Progress

**Comment:**

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Proposed replacement of existing timber framed window units with new double glazed (Aluminium) extruded profiles St Thomas' Court Cliffe High Street Lewes East Sussex

Ref. No: SDNP/19/05052/FUL | Received: Fri 18 Oct 2019 | Validated: Wed 06 Nov 2019 | Status: Application in Progress

**Comment:**

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Replacing and repairing slate roof and re-using existing slate in addition to replacing rainwater goods, the installation of new windows and repair of broken fencing 15 Friars Walk Lewes East Sussex BN7 2LE

Ref. No: SDNP/19/05000/FUL | Received: Tue 15 Oct 2019 | Validated: Tue 05 Nov 2019 | Status: Application in Progress

**Comment:**

---

Replacing and repairing slate roof and re-using existing slate in addition to replacing rainwater goods, the installation of new windows and repair of broken fencing 15 Friars Walk Lewes East Sussex BN7 2LE  
Ref. No: SDNP/19/05002/LIS | Received: Tue 15 Oct 2019 | Validated: Tue 05 Nov 2019 | Status:  
Application in Progress

**Comment:**

---

Construction of single storey rear-extension to replace the existing conservatory including part-conversion of existing garage into a utility room, with access from main building. Installation of two windows (west-facing) on ground floor living room. Minor alterations to existing main entrance with roof light overhead 35 Montacute Road Lewes BN7 1EP

Ref. No: SDNP/19/04947/HOUS | Received: Mon 14 Oct 2019 | Validated: Mon 04 Nov 2019 | Status:  
Application in Progress

**Comment:**

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Replacement of existing single-glazed timber framed windows with double-glazed, PVCu units Reed Court 38 Boughey Place Lewes East Sussex

Ref. No: SDNP/19/04830/FUL | Received: Mon 07 Oct 2019 | Validated: Thu 07 Nov 2019 | Status:  
Application in Progress

**Comment:**

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**Subject: Planning Applications validated for week of 18<sup>th</sup> November 2019**

Proposed rear extension and garage conversion 14 Southcliffe Lewes East Sussex BN7 2BZ

Ref. No: SDNP/19/05417/HOUS | Received: Mon 11 Nov 2019 | Validated: Tue 12 Nov 2019 | Status:  
Application in Progress

**Comment:**

---

Internal alterations to create additional bedrooms in maisonette and erection of a shelter for a freezer at the rear yard of the restaurant 162 High Street Lewes BN7 1XU

Ref. No: SDNP/19/05293/LIS | Received: Tue 05 Nov 2019 | Validated: Thu 07 Nov 2019 | Status:

Application in Progress

**Comment:**

---

Internal alterations to create additional bedrooms in maisonette and erection of a shelter for a freezer at the rear yard of the restaurant 162 High Street Lewes BN7 1XU

Ref. No: SDNP/19/05292/FUL | Received: Tue 05 Nov 2019 | Validated: Thu 07 Nov 2019 | Status:

Application in Progress

**Comment:**

---

Replacement of shop entrance door and windows to the front elevation 4 Market Lane Lewes BN7 2NT

Ref. No: SDNP/19/05188/FUL | Received: Mon 28 Oct 2019 | Validated: Fri 15 Nov 2019 | Status:

Application in Progress

**Comment:**

---

### **Subject: Planning Applications validated for week of 25<sup>th</sup> November 2019**

Insertion of new windows at first floor level. The Kings Head 9 Southover High Street Lewes BN7 1HS

Ref. No: SDNP/19/05471/FUL | Received: Fri 15 Nov 2019 | Validated: Fri 22 Nov 2019 | Status:

Application in Progress

**Comment:**

---

Erection of front porch, single storey rear extension and loft conversion with hip to gable roof extension and rear dormer 18 East Way Lewes BN7 1NG

Ref. No: SDNP/19/05457/HOUS | Received: Thu 14 Nov 2019 | Validated: Wed 20 Nov 2019 | Status:

Application in Progress

Comment:

---

Erection of front porch and first floor rear extension 8 Middle Way Lewes BN7 1NH

Ref. No: SDNP/19/05397/HOUS | Received: Tue 12 Nov 2019 | Validated: Wed 20 Nov 2019 | Status:

Application in Progress

**Comment:**

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Change of use of workshops (B1) to two self-contained flats (C3) with two storey rear extension

3 Fisher Street Lewes BN7 2DG

Ref. No: SDNP/19/05316/FUL | Received: Tue 05 Nov 2019 | Validated: Fri 08 Nov 2019 | Status:

Application in Progress

**Comment:**