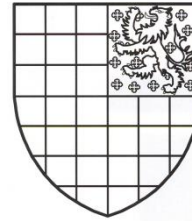


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**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 4th February 2020**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
29th January 2020



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, 14th January 2019.
6. **PRESENTATION:**
To receive a presentation from Agents on behalf of Aldi.
7. **ITEM REGARDING THE ENCOURAGEMENT OF WALKING AND CYCLING:**
8. **PLANNING APPLICATIONS *:**
To consider the relevant sections of the lists dated: 13th January, 20th January and 27th January 2020.
9. **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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 Tuesday 14th January 2020, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs J Baah, S Catlin (Chairman); R Handy; J Lamb, Dr W Maples, M Milner and S Sains

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

APOLOGIES FOR ABSENCE: Apologies were noted from Cllr Makepeace who had a family commitment. There had been no word from Cllr Herbert.

It was resolved that:

PC2019/0084.1 Apologies for absence from this meeting are noted

MEMBERS' DECLARATIONS OF INTEREST: There were none.

QUESTION TIME: There were no questions.

CHAIRMAN'S ANNOUNCEMENTS: There were none.

MINUTES: The Minutes of the meeting held on 17th December 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 16th December, 23rd December, 30th December and 6th January 2020. Their comments are appended.

MISCELLANEOUS PLANNING ISSUES: Members were informed of a reminder from the South Downs National Park Authority (SDNPA) that the closing date for any suggestions for how they spend the SDNPA share of Community Infrastructure Levy money (CIL) would need to be submitted by 31st January 2020.

The meeting ended at 7.56pm

Signed:

Date:

Proposed enlarged rear dormer and replacement roof lights and installation of green roof to the rear ground floor flat roof 8 Southdown Avenue Lewes BN7 1EL

Ref. No: SDNP/19/05854/HOUS | Received: Fri 06 Dec 2019 | Validated: Fri 06 Dec 2019 | Status: Application in Progress

Comment:

Members welcome the “green” roof and eco-system sustainability actions.

Single storey rear extension, internal remodelling and associated works 11 De Montfort Road Lewes BN7 1SP

Ref. No: SDNP/19/05830/HOUS | Received: Thu 05 Dec 2019 | Validated: Thu 12 Dec 2019 | Status: Application in Progress

Comment:

Members suggested some “green” enhancement to the flat roof/terrace.

Proposed installation of a 2.4m fence and 4.3m wide replacement vehicle gate on the eastern site boundary of Sussex Police Headquarters adjoining Queens Road Malling House Church Lane South Malling Lewes BN7 2DZ

Ref. No: SDNP/19/05808/FUL | Received: Wed 04 Dec 2019 | Validated: Wed 04 Dec 2019 | Status: Application in Progress

Comment:

Members were pleased to note that the use of the gate will be for emergency use only, however, OBJECT To the height of the fence; commenting that the proposed fence is considerably higher than the existing fence (twice existing height) and not appropriate for this location. Members also noted that the noted “358 security weldmesh” is available in several designs, including ‘soft aspect’ versions which will offer the least visual intrusion in a residential area, allowing maximum light transmission.

Demolition of the vacant building and the construction of 28 residential units with associated landscaping and on-site car parking Astley House Spital Road Lewes BN7 1PW

Ref. No: SDNP/19/05619/FUL | Received: Mon 25 Nov 2019 | Validated: Fri 13 Dec 2019 | Status: Application in Progress

Comment:

Members regret an apparently cynical application of Vacant Building Allowance to provide less affordable units than expected. This is a morally unacceptable contradiction of Local and Neighbourhood Plan Policies and also the size of units ignores statements in both Plans in that the need is for more 1, 2 & 3 bedroom homes. Members were concerned regarding parking provisions as it appears there is insufficient parking to provide for all units and Members consider all parking should be on-site. Councillors are also aware of concerns expressed by residents regarding potential loss of trees and the ambiguity regarding site boundaries and would appreciate clarification. Members agreed with comments published by the Friends of Lewes regarding the “gateway” aspects and visual presentation which they feel needs improvement; and were also aware of concerns that Accessible units appear to have no outside space. There were also concerns regarding the proposed use of gas central heating system. Members STRONGLY OBJECT to this application.

Erection of a single storey side extension 32 The Avenue Lewes BN7 1QU

Ref. No: SDNP/19/05261/HOUS | Received: Fri 01 Nov 2019 | Validated: Mon 11 Nov 2019 | Status: Application in Progress

Comment:

No comment

Single storey side and rear extensions. 60 Leicester Road Lewes BN7 1SX

Ref. No: SDNP/19/06004/HOUS | Received: Tue 17 Dec 2019 | Validated: Tue 17 Dec 2019 | Status:

Application in Progress

Comment:

Members suggest the applicant be encouraged to consider a “green” (e.g. Sedum) roof and there was concern regarding the slightly confusing illustration which appears to show a stairway leading to a window (not door) and potential dominance of the structure, to the detriment of neighbours.

Proposed replacement windows to south elevation at first floor level (Householder permission under SDNP/19/05494/HOUS) Southover Manor House, Flat 5 Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/05616/LIS | Received: Mon 25 Nov 2019 | Validated: Wed 04 Dec 2019 | Status:

Application in Progress

Comment:

Members welcomed the use of timber.

Proposed erection of green house on existing base within the rear garden 22 The Avenue Lewes BN7 1QT

Ref. No: SDNP/19/05479/HOUS | Received: Fri 15 Nov 2019 | Validated: Tue 17 Dec 2019 | Status:

Application in Progress

Comment:

No comment

Relocation of existing hand car wash (wash area, steel cabin, valeting area) and proposal of new parking spaces at the existing car wash location (Advertisement under SDNP/19/05015/ADV) Tesco Supermarket Brooks Road Lewes East Sussex BN7 2BY

Ref. No: SDNP/19/05012/FUL | Received: Wed 16 Oct 2019 | Validated: Mon 16 Dec 2019 | Status:

Application in Progress

Comment:

Members raised concern regarding the loss of parking spaces close to town centre access points and that the new position would compromise ingress/egress routes; they would prefer more central locations. Offset planting should be encouraged.

Proposed double height side extension with integral porch 24 Dale Road Lewes BN7 1LH

Ref. No: SDNP/19/06005/HOUS | Received: Tue 17 Dec 2019 | Validated: Tue 17 Dec 2019 | Status:

Application in Progress

Comment:

Members felt that this application was disproportionately large in scale compared with the existing structure, but acknowledged the site was not visible from the road and the property is in a unique position. It was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

Replace timber and steel frame windows with uPVC double glazed units 47A Western Road Lewes BN7 1RL

Ref. No: SDNP/19/05164/FUL | Received: Fri 25 Oct 2019 | Validated: Fri 20 Dec 2019 | Status:

Application in Progress

Comment:

Members STRONGLY OBJECT to the use of plastic (uPVC).

Two storey side extension with pitched and hipped roof 36 Highdown Road Lewes BN7 1QE

Ref. No: SDNP/19/06070/HOUS | Received: Fri 20 Dec 2019 | Validated: Fri 03 Jan 2020 | Status:

Application in Progress

Comment:

Members considered the proposed structure overlarge in scale and will appear dominant in the streetscape. It was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.) Offset planting should also be encouraged.

Removal of the white steel windows from the existing wooden subframes, replacement with powder coated slimline aluminium double -glazed windows and minor repairs to the existing wooden sub frames 26 The Avenue Lewes BN7 1QT

Ref. No: SDNP/19/06026/HOUS | Received: Mon 16 Dec 2019 | Validated: Mon 16 Dec 2019 | Status:

Application in Progress

Comment:

Members appreciate the architecturally-sympathetic choice of replacements.

Replacement of existing rear extensions with a new extension. Replacement of windows to the rear elevation and apply obscure glass film at low level to front bay window The Sun House 53 Priory Street Lewes East Sussex BN7 1HJ

Ref. No: SDNP/19/06003/HOUS | Received: Mon 16 Dec 2019 | Validated: Mon 16 Dec 2019 | Status:

Application in Progress

Comment:

No comment

Single storey extension and installation of two conservation roof lights in south facing roof slope The Workshop Pipe Passage Lewes BN7 1YG

Ref. No: SDNP/19/05963/HOUS | Received: Thu 12 Dec 2019 | Validated: Fri 03 Jan 2020 | Status:

Application in Progress

Comment:

Members welcomed the use of semi-permeable surfacing and sympathetic designs.

Subject: Planning Applications validated for week of 13th January 2020

Proposed works cover a rear extension and renovation of the existing dwelling 9 Hill Road Lewes

SDNP/20/00054/HOUS | Received: Wed 08 Jan 2020 | Validated: Wed 08 Jan 2020 | Status: Application in Progress

Comment:

Conversion and extension of garage to form garden room 2 Winterbourne Close Lewes

SDNP/19/06115/HOUS | Received: Mon 23 Dec 2019 | Validated: Mon 23 Dec 2019 | Status: Application in Progress

Comment:

Single storey rear extension and creation of rear terrace 8 Cleve Terrace Lewes

SDNP/19/06094/HOUS | Received: Mon 23 Dec 2019 | Validated: Mon 06 Jan 2020 | Status: Application in Progress

Comment:

Retrospective construction of a contractors compound HMP Lewes 1 Brighton Road Lewes

Ref. No: SDNP/19/06036/FUL | Received: Fri 13 Dec 2019 | Validated: Mon 13 Jan 2020 | Status: Application in Progress

Comment:

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

SDNP/19/05336/LIS | Received: Thu 07 Nov 2019 | Validated: Mon 11 Nov 2019 | Status: Decision Pending

Comment:

Proposed replacement of two windows to the rear of the property on the first and second floors to match existing 4 Little East Street Lewes

SDNP/19/04710/HOUS | Received: Tue 03 Sep 2019 | Validated: Fri 03 Jan 2020 | Status: Application in Progress

Comment:

Subject: Planning Applications validated for week of 20th January 2020

Two storey side extension 32 Valley Road Lewes BN7 1LF

Ref. No: SDNP/19/06034/HOUS | Received: Wed 18 Dec 2019 | Validated: Thu 02 Jan 2020 | Status: Application in Progress

Comment:

Enlargement of existing rear dormer window and erection of single storey rear extension with terrace over 7 Grange Road Lewes BN7 1TR

Ref. No: SDNP/19/05913/HOUS | Received: Wed 11 Dec 2019 | Validated: Wed 08 Jan 2020 | Status: Application in Progress

Comment:

Proposed loft conversion including rear dormer 19 Spring Gardens Lewes BN7 2PT

Ref. No: SDNP/19/05794/HOUS | Received: Wed 04 Dec 2019 | Validated: Fri 03 Jan 2020 | Status: Application in Progress

Comment:

Subject: Planning Applications validated for week of 27th January 2020

Replacement of four roof lights Flat 11 The Maltings Barn Foundry Lane Lewes

Ref. No: SDNP/20/00257/HOUS | Received: Tue 21 Jan 2020 | Validated: Tue 21 Jan 2020 | Status:

Application in Progress

Comment:

Replacement of four roof lights Maltings Barn, Flat 11 Foundry Lane Lewes

Ref. No: SDNP/20/00258/LIS | Received: Tue 21 Jan 2020 | Validated: Tue 21 Jan 2020 | Status: Application

in Progress

Comment:

New timber fence and gate to garden yard Green Passage House 49C Cliffe High Street Lewes

Ref. No: SDNP/20/00235/HOUS | Received: Mon 20 Jan 2020 | Validated: Mon 20 Jan 2020 | Status:

Application in Progress

Comment:

New timber fence and gate to garden yard Green Passage House 49C Cliffe High Street Lewes

Ref. No: SDNP/20/00236/LIS | Received: Mon 20 Jan 2020 | Validated: Mon 20 Jan 2020 | Status:

Application in Progress

Comment:

Insertion of new windows to north and east elevations, bathroom in roof void, internal alterations and reconfigure fenestration to north and east elevations 13 Cockshut Road Lewes East Sussex

Ref. No: SDNP/20/00130/HOUS | Received: Mon 13 Jan 2020 | Validated: Tue 21 Jan 2020 | Status:

Application in Progress

Comment:

Installation of solar panels to flat roof Open for comment icon Lewes Ymca Westgate Street Lewes

Ref. No: SDNP/19/06050/FUL | Received: Thu 19 Dec 2019 | Validated: Tue 14 Jan 2020 | Status:

Application in Progress

Comment:

Replace 10no aluminium single glazed windows with aluminium double glazed windows. Replace sliding door to the rear with an aluminium pair of double glazed French windows with 2 horizontal bars. Repaint the front door and associated frame, door and frame of bin cupboard and door and frame of electricity meter 21 Waterloo Place Lewes

Ref. No: SDNP/19/05864/HOUS | Received: Mon 09 Dec 2019 | Validated: Mon 20 Jan 2020 | Status:

Application in Progress

Comment:

Proposed two story side extension and loft conversion 77 Valence Road Lewes East Sussex

Ref. No: SDNP/19/05671/HOUS | Received: Fri 22 Nov 2019 | Validated: Fri 17 Jan 2020 | Status:

Application in Progress

Comment: