

How to contact us

Write to:

Town Hall, High Street
Lewes, East Sussex
BN7 2QS

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Call: 01273 471469

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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 in the **Council Chamber, Town Hall, Lewes** on **Tuesday 5th April 2022**, at **7.00pm** which you are summoned to attend.

L Chrysostomou
Town Clerk
28th March 2022

AGENDA

1. Filming of Council meetings and mobile phones:

During this meeting, the public are allowed to film the Committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. Any items in the Exempt Part of an agenda cannot be filmed. If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. Please switch mobile devices to silent for the duration of the meeting.

2. Apologies:

To receive apologies from members of the committee who are unable to attend.

3. Member's Declarations of Interest:

To note declarations of any personal or prejudicial interests in matters on this agenda.

4. Question Time:

To receive questions regarding items on this agenda. Members of the public are invited to ask questions or raise issues which are relevant and are the concern of this committee. A period of 15 minutes is allocated for this purpose. If possible, notice of intention to address the Committee should be given to the Clerk by noon the day before the meeting.

5. Minutes:

To agree the Minutes of the Meeting held on Tuesday 15th March 2022 (pages 3-7)

6. Chair's Announcements:

To receive any announcements from the Chair of the Committee.

7. Planning applications *:

7.1 To consider the relevant sections of the lists dated: 14th March 2022 (page 8), 21st March 2022 (pages 9-10), and 28th March 2022 (pages 11-12).

8. Miscellaneous Planning Issues:

To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*

* 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: Committee Members

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

How to contact us

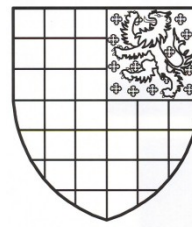
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**LEWES
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Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 15th March 2022 at 7.00pm

Present: Cllrs J Baah, S Catlin (Chair), J Lamb, I Makepeace and Sains

In attendance: Town Clerk, Committee Administrator

- 84. Apologies:** Apologies were noted from Cllr Clarke who had a training commitment, Cllr Handy due to Covid 19 and Cllr Milner due to a medical issue.
It was **resolved** that:
- 84.1** Apologies for absence from this meeting are noted.
- 78. Member's Declarations of Interest:** There were none.
- 79. Question Time:** There were none
- 80. Minutes:** The Minutes of the meeting held on 22nd February 2022 were received and signed as an accurate record.
- 81. Chair's announcements:**
- 1) The Chairman reminded Members that apologies for absence must be submitted to the Town Clerk by midday on the day of the Meeting and Members who are attending the meeting should be punctual.
 - 2) The Affordable Housing meeting held on Friday 11th March had been well attended and an informative discussion.
- 82. Planning Applications:** The Committee considered the relevant sections of the lists of applications validated in the weeks commencing 21st February 2022, 28th February 2022 and 7th March 2022. Their comments are appended.
- 83. Miscellaneous Planning Issues:** There were none.

The meeting ended at 7:50pm

Signed: Date:

Appendix 1

Change of use from A1 retail with a flat above to a self contained C3 dwelling with associated alterations 90 High Street

Ref. No: SDNP/22/00782/FUL | Received: Tue 15 Feb 2022 | Validated: Tue 15 Feb 2022 | Status: Application in Progress

Comment:

Members concurred with comments made by the Conservation Officer. Although Members noted that the property was in a secondary shopping area, the South Downs Local Plan Policy SD52 (Shop Fronts) states that shopfronts should be retained to contribute to the traditional character of the town centre. Therefore, Members object to this application.

Change of use from A1 retail with a flat above to a self contained C3 dwelling with associated alterations 90 High Street

Ref. No: SDNP/22/00783/LIS | Received: Tue 15 Feb 2022 | Validated: Tue 15 Feb 2022 | Status: Application in Progress

Comment:

Members concurred with comments made by the Conservation Officer. Although Members noted that the property was in a secondary shopping area, the South Downs Local Plan Policy SD52 (Shop Fronts) states that shopfronts should be retained to contribute to the traditional character of the town centre. Therefore, Members object to this application.

Upgrade of existing telecommunications installation on existing 60m mast. Removal and replacement of 3 no. antennas Malling House, Sussex Police Hq

Ref. No: SDNP/22/00673/FUL | Received: Thu 10 Feb 2022 | Validated: Thu 10 Feb 2022 | Status: Application in Progress

Comment:

Members support this application

Part two storey, part single storey rear extension, creation of porch and reconfiguration of staircase 13 Mill Road

Ref. No: SDNP/22/00600/HOUS | Received: Tue 08 Feb 2022 | Validated: Fri 11 Feb 2022 | Status: Application in Progress

Comment:

Members objected to this application in that it overshadowed the neighbouring property. For avoidance of doubt Members suggested that Planning Officers undertake a sunlight analysis.

Replacement of existing metal framed windows with double glazed UPVC windows to the front and rear 35 Talbot Terrace

Ref. No: SDNP/22/01017/HOUS | Received: Fri 25 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Application in Progress

Comment:

Members object to the use of uPVC windows in the Conservation Area

Replacement of existing front rooflight with dormer, replacement of the existing rear rooflights, replacement of fibre cement tile roof with traditional slate and erection of bike shed to garden with green roof 126 Western Road

Ref. No: SDNP/22/01006/HOUS | Received: Fri 25 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Application in Progress

Comment:

Members support this application. Members recommended that the Swift's nesting season (April to August) be noted if scaffolding is erected on the building and that the applicant be encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

Conversion of existing garage into ancillary workspace, alterations to west and east elevations, including removal of porch, amended glazing, and first-floor balcony to bedroom, pergola, minor addition to rear ground floor Kilimani Cuilfail

Ref. No: SDNP/22/00927/HOUS | Received: Tue 22 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Application in Progress

Comment:

Members felt that this application lacked information and did not demonstrate a functional link between the annexe and the house and there was no robust evidence for extended family need as set out in the South Downs Local Plan Policy SD31. Therefore, Members object to this application.

Proposed garden studio to replace existing shed/workshop

The Workshop Pipe Passage

Ref. No: SDNP/22/00897/HOUS | Received: Fri 18 Feb 2022 | Validated: Fri 18 Feb 2022 | Status: Application in Progress

Comment:

Members support this application

Demolition of existing buildings contained within a former woodyard

The White House Eastgate Wharf

Ref. No: SDNP/22/00879/FUL | Received: Fri 18 Feb 2022 | Validated: Fri 18 Feb 2022 | Status: Application in Progress

Comment:

Members objected to this application in that the site is part of the 'historic fabric of the town' as set out in Core Policy SD1 in the Local Plan (Landscape and Sustainable Development). The Lewes Neighbourhood Plan Policy SS4 (River Corridor Strategy) states "development proposals immediately adjacent to the river to include design feature that animate public space such as café's, pubs or other social activities that will enhance the enjoyment of the riverside" and the site should be used for that purpose. Members concur with comments made by Friends of Lewes to make the site secure pending a development proposal worthy of a key site in the Lewes Conservation Area.

Proposed single storey rear extension and loft conversion with dormer window to rear elevation

39 Abinger Place

Ref. No: SDNP/22/00295/HOUS | Received: Fri 21 Jan 2022 | Validated: Mon 21 Feb 2022 | Status: Application in Progress

Comment:

Members objected because the design of the rear dormer window is contrary to the Friends of Lewes advice note 'The Design of Dormer Windows'

New render colour to the front wall; repainting the front ground and first floor windows and door frames, sign board frame and canopy; replacement of front wall tiles to timber boarding; replacement of rear uPVC dormer window to timber window and part retrospective for new sign board 7 Fisher Street

Ref. No: SDNP/22/01201/LIS | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application although they felt that the original tiles should be preserved as it is in the Conservation Area.

New render colour to the front wall; repainting the front ground and first floor windows and door frames, sign board frame and canopy; replacement of front wall tiles to timber boarding; replacement of rear uPVC dormer window to timber window and part retrospective for new sign board 7 Fisher Street
Ref. No: SDNP/22/01135/FUL | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application although they felt that the original tiles should be preserved as it is in the Conservation Area.

Demolition of existing outbuilding and replacement with garden room at the rear 117 High Street
Ref. No: SDNP/22/01188/LIS | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application although they felt that a green roof would mitigate against the overlarge design and loss of green space.

Demolition of existing outbuilding and replacement with garden room at the rear 117 High Street
Ref. No: SDNP/22/01112/HOUS | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Application in Progress

Comment:

Members were neutral on this application although they felt that a green roof would mitigate against the overlarge design and loss of green space.

To raise the height of a section of front wall from 0.9m to 1.5m using brick and flint to match the existing walls 24 Bradford Road
Ref. No: SDNP/22/01037/HOUS | Received: Mon 28 Feb 2022 | Validated: Mon 28 Feb 2022 | Status: Application in Progress

Comment:

Members support this application

Proposed 5no. conservation rooflights to west facing inner roof slope and 2no. conservation plateau rooflights to flat roof 137 High Street
Ref. No: SDNP/22/00906/LIS | Received: Mon 21 Feb 2022 | Validated: Thu 24 Feb 2022 | Status: Application in Progress

Comment:

Members support this application and would support the use of Low Light Transmittance Glass. This application appears to meet the criteria applied in respect of improving Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

Proposed 5no. conservation rooflights to west facing inner roof slope and 2no. conservation plateau rooflights to flat roof 137 High Street
Ref. No: SDNP/22/00905/FUL | Received: Mon 21 Feb 2022 | Validated: Thu 24 Feb 2022 | Status: Application in Progress

Comment:

Members support this application and would support the use of Low Light Transmittance Glass. This application appears to meet the criteria applied in respect of improving Swift nesting opportunities and

it is recommended that the applicant is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

Erection of garden studio to side passage of house, altered fencing around garden and installation of gate to side fence and installation of boiler and boiler flue 10 Southover High Street

Ref. No: SDNP/22/00916/LIS | Received: Mon 21 Feb 2022 | Validated: Mon 28 Feb 2022 | Status: Application in Progress

Comment:

Members support this application

Proposed replacement of internal doors with traditional-style four panel fire doors with integrated vision panels 137 High Street

Ref. No: SDNP/22/00864/LIS | Received: Thu 17 Feb 2022 | Validated: Wed 23 Feb 2022 | Status: Application in Progress

Comment:

Members support this application

Proposed removal of staircase enclosure at ground and first floor, replace with open handrail and removal of partition wall at first floor 137 High Street

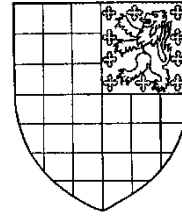
Ref. No: SDNP/22/00867/LIS | Received: Thu 17 Feb 2022 | Validated: Wed 23 Feb 2022 | Status: Application in Progress

Comment:

Members support this application

MEMORANDUM

To: All Town Councillors
Date: 16th March 2022



**LEWES
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Subject: Planning Applications validated for week of 14th March 2022

The following planning applications have been validated by the planning authority for the week of 14th March 2022. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on Tuesday 5th April 2022.

Single storey side extension 16 Gundreda Road

Ref. No: SDNP/22/01068/HOUS | Received: Tue 01 Mar 2022 | Validated: Tue 01 Mar 2022 |

Status: Application in Progress

Comment:

Installation of new timber frame outdoor cooking shelter and associated works

Pelham House St Andrews Lane

Ref. No: SDNP/22/00404/FUL | Received: Thu 27 Jan 2022 | Validated: Fri 04 Mar 2022 | Status:

Application in Progress

Comment:

Installation of new timber frame outdoor cooking shelter and associated works

Pelham House St Andrews Lane

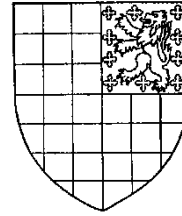
Ref. No: SDNP/22/00405/LIS | Received: Thu 27 Jan 2022 | Validated: Fri 04 Mar 2022 | Status:

Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 24th March 2022



**LEWES
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Subject: Planning Applications validated for week of 21st March 2022

The following planning applications have been validated by the planning authority for the week of 28th March 2022. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on Tuesday 5th April 2022.

Reconfiguration of the ground floor layout and opening up of chimney breast, replacement of existing ground floor WC door to be with timber sash window and installation of French doors to patio 9 Friars Walk

Ref. No: SDNP/22/01309/HOUS | Received: Tue 15 Mar 2022 | Validated: Tue 15 Mar 2022 |

Status: Application in Progress

Comment:

Reconfiguration of the ground floor layout and opening up of chimney breast. New ground floor WC existing door to be replaced with timber sash window and new French doors to patio all in existing in 1970's outrigger. 9 Friars Walk

Ref. No: SDNP/22/01477/LIS | Received: Tue 15 Mar 2022 | Validated: Tue 15 Mar 2022 | Status:

Application in Progress

Comment:

Retrospective display of a 'Progress' flag on the secondary flagpole for a period of 5 years

Malling House, Sussex Police Hq

Ref. No: SDNP/22/01235/ADV | Received: Wed 09 Mar 2022 | Validated: Wed 09 Mar 2022 |

Status: Application in Progress

Comment:

Replacement of 3no windows to front of property 12 Little East Street

Ref. No: SDNP/22/01197/HOUS | Received: Tue 08 Mar 2022 | Validated: Tue 15 Mar 2022 |

Status: Application in Progress

Comment:

Replacement of 3no windows to front of property 12 Little East Street

Ref. No: SDNP/22/01266/LIS | Received: Tue 08 Mar 2022 | Validated: Sun 13 Mar 2022 | Status:

Application in Progress

Comment:

Alterations to front pedestrian entrance gate and boundary wall

The Lewes New School Talbot Terrace

Ref. No: SDNP/22/01095/FUL | Received: Wed 02 Mar 2022 | Validated: Wed 09 Mar 2022 |

Status: Application in Progress

Comment:

Alterations to eaves and gable including rendering

137-139 Coombe Court Malling Street

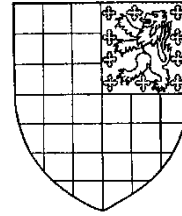
Ref. No: SDNP/22/01061/FUL | Received: Tue 01 Mar 2022 | Validated: Mon 14 Mar 2022 |

Status: Application in Progress

Comment:

MEMORANDUM

To: All Town Councillors
Date: 29th March 2022



**LEWES
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Subject: Planning Applications validated for week of 28th March 2022

The following planning applications have been validated by the planning authority for the week of 28th March 2022. Full detail on these applications is available from the South Downs National Park Planning website <https://planningpublicaccess.southdowns.gov.uk>.

These will be considered by the Planning and Conservation Committee at their meeting on Tuesday 5th April 2022.

Alterations to Listed Building, demolition of existing sun room / conservatory and part replacement with new extension, alterations to non-Listed annexe wing including new roof and wall coverings
Elmtree House Southover High Street

Ref. No: SDNP/22/01520/HOUS | Received: Thu 24 Mar 2022 | Validated: Thu 24 Mar 2022 |
Status: Application in Progress

Comment:

Formation of Rooms in Roof with Dormer Window 12 Houndean Rise

Ref. No: SDNP/22/01502/LDP | Received: Wed 23 Mar 2022 | Validated: Wed 23 Mar 2022 |
Status: Application in Progress

Comment:

Single storey rear extension, relocated garage, hip to gable roof extension and rear dormer
35 Fitzjohns Road

Ref. No: SDNP/22/01467/HOUS | Received: Tue 22 Mar 2022 | Validated: Tue 22 Mar 2022 |
Status: Application in Progress

Comment:

Replacement garage on existing footings and two storey side extension to replace existing single storey extension 67 The Avenue

Ref. No: SDNP/22/01404/HOUS | Received: Fri 18 Mar 2022 | Validated: Fri 18 Mar 2022 | Status: Application in Progress

Comment:

Retrospective application for replacement shop sign 3 North Street

Ref. No: SDNP/22/01406/ADV | Received: Mon 14 Mar 2022 | Validated: Tue 22 Mar 2022 | Status: Application in Progress

Comment: