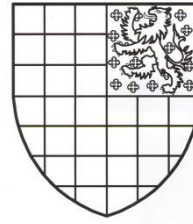


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**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 5th February 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
29th January 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, 15th January 2019

6. PLANNING APPLICATIONS *:

To consider the relevant sections of the lists dated: 14th January 2019, 21st January 2019 and 21st January 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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 Ashby, Baah, Catlin, Lamb; Milner, R Murray, S Murray

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

MINUTES

of a meeting of the Planning Committee held on 15th January 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs A Ashby; S Catlin; J Lamb; M Milber; S Murray (*Chairman*) and R Murray

In attendance: S Brigden (*Town Clerk*) Mrs E J Tingley (*C'ttee Administration*)

APOLOGIES FOR ABSENCE: Apologies were received from Cllr J Baah who had a University commitment.

MEMBERS' DECLARATIONS OF INTEREST: There were none.

QUESTION TIME. There were none.

Members noted the absence of Mrs Ellis, who was a regular observer at Planning Committee meetings. This was understood to be due to ill-health and Members wished to record their best wishes for Mrs Ellis.

CHAIRMAN'S ANNOUNCEMENTS: There were none.

MINUTES: The Minutes of the meeting held on 11th December 2018 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 10th December 2018, 17th December 2018, 31st December 2018 and 7th January 2019. Their comments are appended.

MISCELLANEOUS PLANNING ISSUES: There were none.

The meeting ended at 8:15pm

Signed:

Date:

Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06120/LIS		
Proposal:	Proposed extension of existing flue to rear of building		
Location:	18 Cliffe High Street		
Comment:	Members felt this was a welcome improvement for nearby residents		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/05738/LIS		
Proposal:	New rear facing garden room, removal of remaining external chimney stack, removal of internal partitions, new opening in rear ground wall		
Location:	11 Keere Street, Lewes		
Comment:	Members made no objection, however, some of the documents relating to this application were not available on-line		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/05621/HOUS		
Proposal:	New rear facing garden room, removal of remaining external chimney stack, removal of internal partitions, new opening in rear ground wall		
Location:	11 Keere Street, Lewes		
Comment:	Members made no objection, however, some of the documents relating to this application were not available on-line		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/04408/LIS		
Proposal:	Replace/extend the flue up to the full height of the pitched roof (3 storey)		
Location:	70 North Street, Lewes		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/04250/HOUS		
Proposal:	Extension of existing patio adjacent to house, erection of terrace wall across the end of the garden, erection of a shed/garden office and decking area adjacent to the shed		
Location:	18 The Avenue, Lewes		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/06269/HOUS		
Proposal:	Ground and first floor rear extension, internal alterations and new window to the front elevation		
Location:	1 Downside		
Comment:	No comment although 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 <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/05647/FUL		
Proposal:	Change of use from B1 to D1 Health Centre; 'The Unity Centre'. Installation of sign above entrance, new lighting above entrance, alterations to rear entrance with associated ramp, closure of existing access to Styles Field and restore access to Broomans Lane.		
Location:	35 Friars Walk		
Comment:	Members see the proposed services as over-provision in this area but if such services <i>are</i> to be provided the internal space could be used to better effect and remove the need for an extra building. The proposed wooden structure is seen as out of keeping with the area and its proposed use inappropriate.		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/05606/FUL		

Proposal:	Replace two existing timber framed sash single glazed windows to the front elevation of the property with identical matching windows and double glazed glass		
Location:	39 South Street		
Comment:	Members welcome the improvement		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/05444/FUL		
Proposal:	Redevelopment of allocated housing land from 'former auction rooms' to ten residential units comprising two no. two-bed split level apartments, four no. three bedroom houses and four no. four bedroom houses		
Location:	Garden Street		
Comment:	Members share the concerns expressed by several local residents and the Friends of Lewes regarding scale and dimension of the buildings, and the practicable usability of areas as the planned garages and many other design features. This was seen as potentially a case of "style over function". There is also believed to be a storm drain in the area and there was no obvious plan to address this. The application ignores Lewes' aspirations for more affordable housing and misses several opportunities for improved sustainability features, therefore Members STRONGLY OBJECT to this application.		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/05076/LIS		
Proposal:	Remove existing cast iron guttering to main roof and replace with matching profile from Longbottom Foundry. All prepared, primed and painted to approved colour and refitted with Hydrostrip rubber sealing strip and SS bolts and washers. Strip existing slate roof and battens, repair any defective timber with matching quality/ moisture content/ timber species and reform and defective leadwork in min code 5 all neatly dressed and soldered to match original configuration. Recover using reclaimed slates on new SWPI battens and permeable membrane. All pointing work to eaves and verges to be in non-hydraulic conservation lime mortar from Chalk Down lime or similar approved.		
Location:	Castle Precincts Cottage		
Comment:	Members welcome the sympathetic approach and consideration of detail		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/04511/HOUS		
Proposal:	Proposed two storey side extension		
Location:	4 Pellbrook Road		
Comment:	No comment		

Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06592/NMA		
Proposal:	Non material amendment on planning consent SDNP/15/01146/FUL – Enhancing permeability including to the riverside setting and introduction of a slipway, updating courtyards for parking and landscaping, increase in some building heights due to internal layouts and improvements to the transition between phase 1 and phases 2&3.		
Location:	North Street Industrial Estate		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06530/DCOND		
Proposal:	Confirmation of compliance of conditions from planning permission SDNP/15/01303/FUL		
Location:	Land at Southdowns Road		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06461/DCOND		

Proposal:	Discharge of condition 7 of applications SDNP/18/00648/FUL and SDNP/18/00649/LIS		
Location:	212 High Street		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06435/DCOND		
Proposal:	Discharge of conditions 3,4,5,6 & 8 in relation to planning applications SDNP/18/04011/LIS and SDNP/18/04010/FUL		
Location:	191 High Street		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/06419/HOUS		
Proposal:	Loft conversion with rear dormer		
Location:	15 Glebe Close		
Comment:	No comment although 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 <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06369/LIS		
Proposal:	Alteration to listed wall within the rear garden together with minor extension to existing parking bay to front		
Location:	15 Albion Street		
Comment:	Members OBJECT to significant alterations to this Listed structure; expressing concern over gradual degradation of the town's architectural heritage.		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06376/LIS		
Proposal:	Listed building consent to install a basin/vanity unit		
Location:	Thebes Annex, 32 High Street		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06368/HOUS		
Proposal:	Alteration to listed wall within the rear garden together with minor extension to existing parking bay to front		
Location:	15 Albion Street		
Comment:	Members OBJECT to significant alterations to this Listed structure; expressing concern over gradual degradation of the town's architectural heritage.		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06563/LIS		
Proposal:	Change of use from offices (B1) to residential (C3) with associated alterations		
Location:	151B High Street		
Comment:	Members regret and object to the loss of business premises at this location. Although they acknowledge the need for repair and improvement this is seen as a fetter to possible regeneration of the area and is short-sighted. Therefore, Members OBJECT to this application.		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06123/ADV		
Proposal:	Display of internally illuminated freestanding single side LED display		
Location:	Waitrose		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward

Case No:	SDNP/18/06122/HOUS		
Proposal:	Proposed two storey side extension and new area of raised decking at rear		
Location:	52 Middle Way		
Comment:	No comment although 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 <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06086/HOUS		
Proposal:	Construction of two single storey side extensions and alterations to fenestration		
Location:	1 Castle Banks		
Comment:	Members felt this was a welcome enhancement		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06041/HOUS		
Proposal:	Single storey Ground Floor rear/side extension, removal of section of retaining wall to street (Amended plans)		
Location:	55 The Avenue		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06246/HOUS		
Proposal:	Replacement doors and windows		
Location:	31 St John Street		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/05389/LIS		
Proposal:	Provision of new electrical and gas meters		
Location:	77 High Street		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/06478/DCOND		
Proposal:	Discharge of condition number 12 relating to Planning approval reference SDNP/17/00775/FUL		
Location:	Land adjacent The End of Timberyard Lane		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06615/REM		
Proposal:	Reserved matters pursuant to permission SDNP/15/01146/FUL for Phases 2 & 3 consisting of the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, and the erection of new buildings up to 3 storeys comprising up to 173 residential units (Class C3) (Appearance and landscaping to be considered)		
Location:	North Street Industrial Estate		
Comment:	No specific comment was made, however some Members retain their objection to the overall concept of the North Street Quarter. It was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether Swift nest boxes (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation <i>etc.</i>).		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06594/HOUS		
Proposal:	Demolition of existing conservatory and erection of a new single storey ground floor		

	extension with terrace		
Location:	33 Prince Edwards Road		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/06431/HOUS		
Proposal:	Single storey rear extension		
Location:	22 Mountfield Road		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/06301/HOUS		
Proposal:	New dormer window and rooflight in side-facing roofslope at rear of property		
Location:	37 Priory Street		
Comment:	No comment although 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 <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/06213/LIS		
Proposal:	Proposed internal alterations to layout of dwelling		
Location:	19 Keere Street		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/18/06152/FUL		
Proposal:	Section 73a retrospective application for change of use from retail (A1) with flat above to 4 bedroom house (C3)		
Location:	89 High Street		
Comment:	Members OBJECT to this application as it was seen as a fetter to potential regeneration of the area.		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/05141/HOUS		
Proposal:	Installation of black metal flue pipe for wood burning stove located on rear roof slope		
Location:	5 Mount Place		
Comment:	No comment		

The following planning applications have been received by Lewes District Council for the week of 14th January 2019. These will be considered by the Planning & Conservation Committee on 5th February 2019.

Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18/05648/ADV		
Proposal:	Application for Display Adverts		
Location:	35 Friars Walk		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06391/HOUS		
Proposal:	Proposed development of a detached single storey garden studio		
Location:	37 Abinger Place		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/18/06595/HOUS		
Proposal:	Repair works to existing external cladding to rear elevation and replacement of a door and window in the covered side access		
Location:	16 Fisher Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00053/HOUS		
Proposal:	Demolition of existing outbuilding and construction of replacement		
Location:	5 St Swithuns Terrace		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/00086/HOUS		
Proposal:	Proposed conversion of loft of habitable room with rear dormer window		

Location:	32 Queens Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/00088/LIS		
Proposal:	Enlarging the lower ground floor kitchen space by removing a modern stud wall within the existing kitchen space and blocking access from the base of the internal staircase at the other end		
Location:	2 Albion Street		
Comment:			

The following planning applications have been received by Lewes District Council for the week of 21st January 2019. These will be considered by the Planning & Conservation Committee on 5th February 2019.

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/00084/FUL		
Proposal:	Change of use from offices (B1) to residential (C3) with associated alterations		
Location:	151B High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00280/HOUS		
Proposal:	Proposed conversion of integrated garage into living accommodation, erection of a part single, part two storey extension to the rear and west side elevation with side dormer window and the erection of a garage/workshop with car port to the east side.		
Location:	79 Houndean Rise		
Comment:			

The following planning applications have been received by Lewes District Council for the week of 28th January 2019. These will be considered by the Planning & Conservation Committee on 5th February 2019.

Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/18//06417/FUL		
Proposal:	Change of use from B1 offices to D1 orthodontist		
Location:	Sackville House		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/00076/FUL		
Proposal:	Proposed change of use from D1 (Non-residential institutions) to A3 (Restaurants and Cafes)		
Location:	2 South Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00381/FUL		
Proposal:	To over-clad existing cementitious render on parts of the South and West elevations with red-clay tile hanging		
Location:	65 High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00382/LIS		
Proposal:	To over-clad existing cementitious render on parts of the South and West elevations with red-clay tile hanging		
Location:	65 High Street		
Comment:			