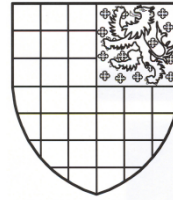


Town Hall
High Street
Lewes
East Sussex
BN7 2QS

☎ 01273 471469 Fax: 01273 480919

✉ townclerk@lewes-tc.gov.uk
www.lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

To: Cllrs Dr Baah, Catlin, Handy, Lamb, Makepeace, Dr Maples, Milner, and Sains

A Meeting of the **Planning Committee** will be held on **Wednesday 7th April 2021**, via Zoom video-link (*please see below*) at **6:30pm** which you are summoned to attend.

***VIRTUAL ATTENDANCE:** This meeting can be joined using computer video and audio using any suitably equipped digital device (*eg* laptop; tablet or smartphone) or, by audio only, using a telephone.

To join this meeting either follow this link: <https://zoom.us/j/94241544466>

Or telephone 0131 460 1196 or +44 (0)330 088 5830. Use **Meeting ID: 942 4154 4466**

***Please also see the note below regarding password-controlled access to this online meeting**

S Brigden, Town Clerk 25th March 2021

AGENDA

1. QUESTION TIME

To consider any questions received regarding items on the agenda for this meeting.

2. APOLOGIES FOR ABSENCE:

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. MINUTES

To agree Minutes of the meeting held on 9th February 2021

(attached, **page 3**)

5. BUSINESS of the MEETING

To discuss details *iro* Application ref SDNP/20/05799/FUL *Former Pells Primary School* with representatives of the applicants.

For further information about items on this agenda please contact the Town Clerk BYE-MAIL at the above address

PUBLIC ATTENDANCE – Covid-19 emergency arrangements:

Members of the public have the right, and are welcome, to attend* this meeting – questions regarding items on the agenda may be heard at the start of the meeting with the Chair's consent.

Questions or requests to address the Working Party must be submitted by email to the Town Clerk at least 3 days in advance.

This meeting will be held online via Zoom Pro video link. To join the meeting follow the instructions above.

***Members of the public wishing to join this meeting must request a password by email at least 24 hours before the published start time. Please submit your request to townclerk@lewes-tc.gov.uk**

For guidance on joining online meetings please see the notes overleaf

This agenda and supporting papers can be downloaded from www.lewes-tc.gov.uk

Guidance on attending ‘virtual meetings’



Joining a meeting:

1. Invitations to COUNCILLORS and officers to join a virtual meeting of the Council; a committee, or Working Party will be included in an email accompanying the agenda, and will look similar to this (*examples only*):

Lewes Town Council is inviting you to a meeting of ??????????????????

To join the meeting, use this **link**: zoom.us/j/nnnnnnnnnnnn

Meeting ID: 123 4567 8910 (*example only*)

Password: 123456 (*example only*)

OR dial by your location

+44 (0)131 460 1196 United Kingdom or +44 (0)330 088 5830 United Kingdom

The link (but not the password) will be also repeated at the head of the Agenda and can be accessed from either. The **password** should not be shared, as **PUBLIC** attendees are asked to request a password by email at least 24hrs before the scheduled start.

2. Using a digital device with camera and microphone (*eg* laptop; tablet, smartphone), access can be gained by following the link. If audio-only is preferred (or problems interfere with video connection), telephone connection can be made using either of the numbers and following the prompts. Meeting ID and Password may be required dependent upon your chosen method.
3. If using computer audio and video a screen will open, similar to this:

Launching...

Please click **Open Zoom Meetings** if you see the system dialog.

If nothing prompts from browser, [click here](#) to launch the meeting, or [download & run Zoom](#).

If you cannot download or run the application, [join from your browser](#).

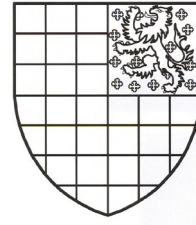
4. If you cannot download the application (or choose not to), or cannot run it, you may join from your internet browser by selecting that option.
5. On first connecting with the meeting you will be admitted to a virtual **Waiting Room**. Please follow any prompts, whether on-screen or audible. Attendees will be admitted once the meeting starts and what you see or hear after entry to the meeting may depend upon the equipment you are using.
6. To begin each meeting, the Chair will introduce some **meeting protocols** and all those attending will have live audio connections but will be asked to ‘mute’ their microphone when not speaking. Those wishing to speak will be asked to indicate by raising their hand or using the ‘hand up’ icon or sending a Chat message and they will be invited to do so by the Chair. The Chair can mute all attendees and selectively unmute individual speakers if there are interruptions or background noise issues.
7. While it is possible to use on-screen options to signify **voting** this will NOT be used. Should a vote be called during any meeting the Chair will ask Members to signify by raising their hand or, if there are any voting members attending by audio only, asking each in turn to voice their vote or abstention.
8. Attendees can send short **‘Chat’ messages** to one another privately and publicly during the meeting.
9. Meetings will be recorded, but records kept only until the Minutes have been subsequently validated.

PLEASE NOTE:

Before connecting, it is good practice to ensure that your equipment is adequately charged; that you will not be interrupted, and that your camera’s field of view or microphone do not capture anything you would prefer is not seen/heard publicly. Functions will be available once you have entered the meeting to alter the background, and your camera and microphone can be muted at will.

Please also ensure that other equipment nearby does not introduce audio ‘feedback’; that background noise is minimal, and that you select appropriate levels of microphone sensitivity and speaker volume on your device.

To learn more, a number of helpful FAQ’s and video tutorials are available at www.zoom.us



MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 9th February 2021**, online *via* Zoom Meetings, Lewes at 6.30pm.

Present: Cllrs; S Catlin (*Chairman*); R Handy; I Makepeace; Dr W Maples; M Milner and S Sains

In attendance: S Brigden (*Town Clerk [TC]*) and Mrs E Tingley (*Committee Admin*)

PC2020/8 **APOLOGIES FOR ABSENCE:** Apologies were noted from Cllr J Lamb, who had a conflicting commitment, and Cllr Dr Baah had suffered a family bereavement.

It was resolved that:

PC2020/008.1 Apologies for absence from this meeting are noted

PC2020/9 **MEMBERS' DECLARATIONS OF INTEREST:** There were none.

PC2020/10 **QUESTION TIME:** There were none

PC2020/11 **CHAIR'S ANNOUNCEMENTS:** There were none.

PC2020/12 **Site of the FORMER PELL'S CE PRIMARY SCHOOL (SDNP/20/05799/FUL):**
The meeting welcomed Ms Deborah Twitchen (*Chair, Landport Residents Association*) and Ms Annie Rowe, a local resident.

Ms Rowe explained that local publicity and information for the planning application had been extremely poor with only two notices on the school gates situated on Arundel Green. Residents on only one side of Stansfield Road had received notification of the application. Ms Twitchen informed the meeting that a complaint regarding the lack of publicity was to be published in the next edition of the Landport News.

Councillors considered details of the application and expressed views as:

General points

- The Committee deplored the loss of the school; considered to demonstrate a particular lack of foresight given the prospects of development in Lewes and the present shortage of school spaces.
- The application was described as 'lazy' and did not demonstrate any understanding of the area.
- It was recognised that there were some positive elements on the application. It did not propose the maximum possible density and included thoughtful details such as Ground-source Heat Pump installations. Current residents in Landport would be happy to see extra housing.

Transport; parking etc

- There were concerns regarding vehicle access onto the development site and pressure on Kingsley Road. All construction traffic would have to drive through Landport as the site is located the bottom of the estate, and there was a threat to mature trees if the recreation ground access was used.
- There were many tradesmen currently residing in Landport, therefore many trade vehicles taking up street parking provision. There were only 46 parking spaces allocated for the new development. Could a car share scheme be introduced or could new developments have a restriction on the number of cars permitted? It was considered that a share scheme so close to the town centre could be a

beacon project. New residents were considered likely to park in the recreation ground car park.

- In the transport assessment document ‘walking times’ from the site to key areas in the town were tabled. These were considered to be theoretical: completely unrealistic, and the product of a ‘desk-exercise’ based upon assumptions and without any local knowledge. This should be challenged and the transport document re-examined.
- Statements in the document regarding the previous school-generated traffic are considered fallacious. The school had generated a large pedestrian volume but not a large number of vehicles.
- Only 20% of the allocation parking on the development would have electric vehicle charging points, which is inadequate.
- Public transport should be encouraged.

Housing provision and design

- Councillors agreed comments recorded by the South Downs National Park Authority’s Senior Planning Policy Officer, regarding the proposed tenure; mix of sizes, and types of home, in that this site has potential to make a much needed contribution to meeting local housing need, in particular for affordable housing. However, the proposal has yet to demonstrate that it is responding to local community needs.
- Policies in the Lewes Neighbourhood Plan and the SDNP Local Plan had not been adequately recognized, and several key factors ignored. The currently published Housing and Economic Needs Assessment (HEDNA) shows local need for smaller and medium sized dwellings and Lewes District Housing Register identified the greatest need (74% of registrants) is for 1 or 2 bedroomed homes, yet the plans do little to address this, and policies requiring recognition of the needs of older people had been ignored.

Members wished to encourage the prospective developer (Raven Housing Trust) to present their thinking to the committee. It was understood that there was sufficient time before determination of the application to allow for this. The Committee’s formal response to the application would be reserved until this could be arranged. TC would clarify the timescale and approach the applicant in this regard.

PC2020/13

MISCELLANEOUS PLANNING ISSUES:

There were none

There being no other business, the Chairman thanked everyone for their valued contributions and closed the meeting.

The meeting ended at 7:45pm

Signed:

Date: