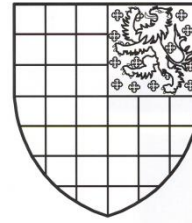


Town Hall
High Street
Lewes
East Sussex
BN7 2QS

☎ 01273 471469 Fax: 01273 480919

✉ info@lewes-tc.gov.uk

🌐 www.lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 9th April 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
3rd April 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, 19th March 2019

6. PLANNING APPLICATIONS *:

To consider the relevant sections of the lists dated: 19th March 2019, 26th March 2019 and 2nd April 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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 19th March 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

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

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

PC2017/121 APOLOGIES FOR ABSENCE: Apologies were received from Cllr Baah who was unwell.

PC2017/122 MEMBERS' DECLARATIONS OF INTEREST: There were none.

PC2017/123 QUESTION TIME. There were no questions.

PC2017/124 CHAIRMAN'S ANNOUNCEMENTS: There were none.

PC2017/125 MINUTES: The Minutes of the meeting held on 26th February 2019 were received and signed as an accurate record.

PC2017/126 PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 25th February 2019, 5th March 2019 and 12th March 2019. Their comments are appended.

PC2017/127 MISCELLANEOUS PLANNING ISSUES: The Committee were informed of a notification by East Sussex County Council of an Order making a footpath between Crisp Road, the rear of Waldshut Road and Hayward Road.

The meeting ended at 7:30pm

Signed:

Date:

Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/00666/FUL		
Type:	Full Application		
Date Valid:	18 February 2019	Decision due:	15 April 2019
Case Officer:	Danielle Durham		
Applicant:	Mr E Fitch		
Proposal:	Erection of detached sustainable house with on-site parking		
Location:	207 High Street, Lewes		
Comment:	Members saw this proposal as inappropriate for the Conservation Area and felt it was an inappropriate mass and design for the location. It would interfere with views and was contrary to policies cited in the Lewes Neighbourhood Plan (policy HC3A). Therefore Members OBJECTED to this application.		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00805/HOUS		
Type:	Householder		
Date Valid:	19 February 2019	Decision due:	16 April 2019
Case Officer:	Clare Deadman		
Applicant:	Ms V Farman		
Proposal:	Demolition of garage and construction of single storey side extension		
Location:	20 Highdown Road		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01024/HOUS		
Case Officer:	April Parsons		
Applicant:	Mr Caldwell		
Proposal:	Erection of screen and gate to the rear courtyard, internal alterations to second floor, a new door, repairs and repointing the chimneys, repointing the brickwork around the front door and pavement level, new vent grille on rear elevations and replacing clear glass with satin obscure glass to second floor window on the rear elevation		
Location:	20 Friars Walk		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01025/LIS		
Case Officer:	April Parsons		
Applicant:	Mr Caldwell		
Proposal:	Erection of screen and gate to the rear courtyard, internal alterations to second floor, a new door, repairs and repointing the chimneys, repointing the brickwork around the front door and pavement level, new vent grille on rear elevations and replacing clear glass with satin obscure glass to second floor window on the rear elevation		
Location:	20 Friars Walk		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00926/FUL		
Case Officer:	Katie Sharp		
Applicant:	Wendy Brewer		
Proposal:	Creation of a 140 metre length of traffic free path at Lewes for shared use by walkers, cyclists and wheelchair users		
Location:	Permissive Path between Ham Lane and Railway Subway		
Comment:	Members welcomed this proposal		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00925/HOUS		
Case Officer:	April Parsons		

Applicant:	Mr R Kerslake		
Proposal:	Demolition of existing conservatory and erection of part single-storey, part two storey and rear extension		
Location:	2 Mount Harry Road		
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/19/01155/HOUS		
Case Officer:	April Parsons		
Applicant:	Mr S Sexton		
Proposal:	Conversion of an existing garage into habitable room		
Location:	17 Spences Lane		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01080/LIS		
Case Officer:	Chris Connelley		
Applicant:	Ms M Francis		
Proposal:	Replacement roof covering to main roof, like for like renewal of existing lead-lined parapet gutter to front and replacement of slated section of rear extension roof		
Location:	2 Keere Street		
Comment:	Members welcome the sympathetic maintenance in this application		
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01139/HOUS		
Case Officer:	James Emery		
Applicant:	Mr R Pifold		
Proposal:	Proposed erection of cabin in the rear garden, ancillary to the use of the main dwelling		
Location:	6 Hill Road		
Comment:	No comment		
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01100/FUL		
Case Officer:	Matthew Kitchener		
Applicant:	Buckingham Homes		
Proposal:	Change of use of building from Class A1 (retail) to 4 residential units, associated vehicle parking, cycle parking, amenity space, refuse stores and landscaping together with external alterations to the building		
Location:	6 Station Street		
Comment:	The Committee was divided on this application. Although it was generally considered to be a sympathetic design, some members regretted the loss of large retail premises of a particularly characterful nature. Others saw this as a way of retaining the building, which is important in the townscape.		

Subject: Planning Applications validated for week of 18th March 2019

The following planning applications have been received by Lewes District Council for the week of 18th March 2019. These will be considered by the Planning & Conservation Committee on 9th April 2019.

Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/00518/FUL		
Type:	Full Application		
Date Valid:	7 March 2019	Decision due:	2 May 2019
Case Officer:	James Emery		
Applicant:	Mrs Gyles-Abbot		
Proposal:	Partial change of use of existing yoga and personal training studio to include café		
Location:	47 Western Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/00807/FUL		
Type:	Full Application		
Date Valid:	11 March 2019	Decision due:	6 May 2019
Case Officer:	James Emery		
Applicant:	Mrs Robyn Adams		
Proposal:	Section 73A retrospective application for a retention of shed erected within the rear garden		
Location:	Castlegate House, Castle Precincts		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01180/HOUS		
Type:	Householder		
Date Valid:	12 March 2019	Decision due:	7 May 2019
Case Officer:	April Parsons		
Applicant:	Mr Tim Charman		
Proposal:	Proposed replacement windows and front doors to 37c, 37d and 37e and loft conversion to 37c and 37e with rear dormer to match existing planning permission granted on 37d		
Location:	37c, 37d and 37e South Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward

Case No:	SDNP/19/01189/HOUS		
Type:	Householder		
Date Valid:	12 March 2019	Decision due:	7 May 2019
Case Officer:	Robin Hirschfeld		
Applicant:	Mrs Gemma Quinton-Moulds		
Proposal:	A loft conversion including construction of new dormer to rear roof slope and the installation of a new conservation roof light to front roof slope and other minor external alterations		
Location:	2 St Swithuns Terrace		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01226/HOUS		
Type:	Householder		
Date Valid:	13 March 2019	Decision due:	8 May 2019
Case Officer:	April Parsons		
Applicant:	Stuart Cruikshank		
Proposal:	Dormer window to rear roofslope		
Location:	18 Malling Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01242/LIS		
Type:	Listed Building		
Date Valid:	11 March 2019	Decision due:	6 May 2019
Case Officer:	James Emery		
Applicant:	Mrs Robyn Adams		
Proposal:	Section 73a retrospective application for a retention of shed erected within the rear garden		
Location:	Castlegate House, Castle Precincts		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01244/HOUS		
Type:	Householder		
Date Valid:	15 March 2019	Decision due:	10 May 2019
Case Officer:	Clare Deadman		
Applicant:	Mr & Mrs Goodbrand		
Proposal:	Single storey rear extension with amendments to ground and first floor windows front & rear		
Location:	12 Hill Road		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01289/HOUS		
Type:	Householder		
Date Valid:	13 March 2019	Decision due:	8 May 2019
Case Officer:	April Parsons		
Applicant:	Mr Derek Connor		
Proposal:	Proposed loft conversion with new gable, rear dormer and rooflights to front roof slope		
Location:	8 Fitzjohns Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01299/HOUS		
Type:	Householder		
Date Valid:	15 March 2019	Decision due:	10 May 2019
Case Officer:	Matthew Kitchener (Lewes DC)		
Applicant:	Mr & Mrs McNulty		
Proposal:	Removal of attached garage, proposed two storey side extension, single storey rear and front extensions		
Location:	47 North Way		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01302/LIS		
Type:	Listed Building		
Date Valid:	18 March 2019	Decision due:	13 May 2019
Case Officer:	Jenny Martin		
Applicant:	Hatley Homes Ltd		
Proposal:	Proposed internal works for the provision of a fire lobby and relocation of stairs		
Location:	77 High Street		
Comment:			

Subject: Planning Applications validated for week of 25th March 2019

The following planning applications have been received by Lewes District Council for the week of 25th March 2019. These will be considered by the Planning & Conservation Committee on 9th April 2019.

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01252/LIS		
Type:	Listed Building		
Date Valid:	18 March 2019	Decision due:	13 May 2019
Case Officer:	Chris Connelley		
Applicant:			
Proposal:	Insulation to roof space as part of re-roofing works		
Location:	169 High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01304/HOUS		
Type:	Householder		
Date Valid:	18 March 2019	Decision due:	13 May 2019
Case Officer:	James Emery		
Applicant:	Mr P Oakley		
Proposal:	Replacement of all double glazed wooden windows, excluding French windows, with wood grain effect UPVC windows		
Location:	3 Friars Mew, Pinwell Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01306/FUL		
Type:	Full Application		
Date Valid:	19 March 2019	Decision due:	14 May 2019
Case Officer:	Chris Connelley		
Applicant:	Mr Steve Mason		

Proposal:	Renovation, repair and enhancement to property that has fallen into disrepair		
Location:	89 High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01307/LIS		
Type:	Listed Building		
Date Valid:	19 March 2019	Decision due:	14 May 2019
Case Officer:	Chris Connelley		
Applicant:	Mr S Mason		
Proposal:	Renovation, repair and enhancement to property that has fallen into disrepair		
Location:	89 High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01387/HOUS		
Type:	Householder		
Date Valid:	22 March 2019	Decision due:	17 May 2019
Case Officer:	April Parsons		
Applicant:	Mr & Mrs To		
Proposal:	Replacement of existing single storey side and rear extension with a wrap-around part two storey side extension, part single storey rear extension with the provision of a new porch		
Location:	13 North Way		
Comment:			

Subject: Planning Applications validated for week of 2nd April 2019

The following planning applications have been received by Lewes District Council for the week of 2nd April 2019. These will be considered by the Planning & Conservation Committee on 9th April 2019.

Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01573/HOUS		

Case Officer:	Andrew Kubiak		
Applicant:	Mrs A Rowland		
Proposal:	Re roof and install new glazing and doors to the existing rear extension, including installing glass lens to separate the rear extension from the historic chapel, move the leading edge of the mezzanine back slightly, remove plasterboard partitions, install new stair with timber clad wall and install single conservation style roof light on the rear pitch on the roof and opening up the ceiling to rafter level and exposing the old roof trusses		
Location:	19 Eastport Lane		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01502/HOUS		
Case Officer:	Martin Fagan		
Applicant:	Mrs Donkin		
Proposal:	Proposed development of 2 no. rooflights to the rear, installation of 1 no. roof light to the front and the replacement of rear extension asphalt roof with roof to include 2 no roof lights.		
Location:	16 Cleve Terrace		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01127/LIS		
Case Officer:	Chris Connelley		
Applicant:	Mr D Fleming		
Proposal:	Remove door between the stairs and the study by reinstating plasterboard wall, re in-stall the dog-leg wall in bedroom 2 the sitting room and bedroom 1 to include reinstating the doorway into the dog-leg as demonstrated in the proposed plan, re-install a door at the end of the corridor into bedroom 1/study.		
Location:	1 Malling Street		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/00791/FUL		
Case Officer:	Danielle Durham		
Applicant:	Sue Whitehead and Johan Gahnstrom		
Proposal:	Change of use from takeaway (A5) to workshop (B1) (front ground floor) & takeaway (A5) to residential (C3A) (rear ground floor and basement), demolition to rear with new single storey extension and rear dormer.		
Location:	22 Fisher Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/00428/HOUS		
Case Officer:	James Emery		
Applicant:	Mr G White		
Proposal:	Proposed demolition of existing conservatory and erection of single storey rear extension along with conversion of the loft to include rear dormer and 3 no. roof lights		
Location:	36 The Meadows		
Comment:			