

## How to contact us

Write to:

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

Find us online: [www.lewes-tc.gov.uk](http://www.lewes-tc.gov.uk)

Call: 01273 471469

Email: [townclerk@lewes-tc.gov.uk](mailto:townclerk@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 in the **Council Chamber, Town Hall, Lewes** on **Tuesday 14<sup>th</sup> December 2021**, at **7.00pm** which you are summoned to attend.

L Chrysostomou

Town Clerk

7<sup>th</sup> December 2021

## 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 23<sup>rd</sup> November 2021 (pages 3 to 6)

### 6. **Chair's Announcements:**

To receive any announcements from the Chair of the Committee.

### 7. **To consider the letter and bus re-provision assessment report received from the Generator Group as part of the pre-application (SDNP/21/03284/PRE):**

Demolition of existing buildings and construction of mixed-use gateway redevelopment scheme (including office/retail use and 50 residential units) together with landscaping, parking and cycle parking | Bus Station Eastgate Street Lewes East Sussex BN7 2LP

### 8. **Planning applications \*:**

- 8.1** To consider the Pre-Apps (w/c 15<sup>th</sup> November 2021) which Lewes Town Council do not usually consider. Members agreed to bring comments to the next meeting of the Committee on 14<sup>th</sup> December 2021. (page 7)
- 8.2** To consider the relevant sections of the lists dated: 22<sup>nd</sup> November 2021 (page 8), 29<sup>th</sup> November 2021 (page 9) and 6<sup>th</sup> December 2021 (page 10).

**9. 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

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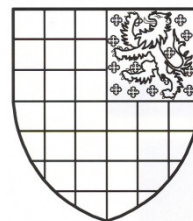
Lewes, East Sussex

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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 23rd November 2021 at 7.00pm**

**Present:** Cllrs S Catlin (Chair); J Baah; R Handy; J Lamb and M Milner

**In attendance:** Town Clerk; Committee Administrator

### 45. Apologies

Apologies were noted from Cllrs Makepeace and Sains who were unwell.

It was **resolved** that:

**45.1** Apologies for absence from this meeting are noted.

46. **Member's Declarations of Interest:** There were none

47. **Question Time:** There were none

48. **Chair's announcements:** There were none

49. **Minutes:** The Minutes of the meeting held on 2<sup>nd</sup> November 2021 were received and signed as an accurate record.

50. **Planning Applications:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 2<sup>nd</sup> November, 9<sup>th</sup> November and 15<sup>th</sup> November 2021. Their comments are appended.

### 51. Miscellaneous Planning Issues:

#### **Amendment to SDNP/20/05799/FULL - Former Pells Church of England Primary School**

The demolition of the former Pells Church of England Primary School and the erection of 32 affordable residential units (use class C3) associated landscaping, car parking, cycle parking and all other associated works.

The Committee reiterated their comments made at their meeting on 7<sup>th</sup> April 2021 and concurred with recent comments made by the Friends of Lewes, Cycle Lewes and the East Sussex County Archaeologist. Members noted that the proposals still lacked adequate provision for Low-Cost Housing and considered the proposed 'flats' to be of substandard quality. Members also stressed the importance of Community Infrastructure Levy funding towards infrastructure such as public transport and improved cycle access on the bridge. Insufficient attention had been shown regarding the management of increased construction traffic onto the development site and pressure on Kingsley Road.

The meeting ended at 7:35pm

Signed: .....

Date: ..... Page 3 of 10 .....

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Variation of condition 1 of planning application SDNP/18/02848/HOUS to amend plans of proposed roof for the extension to be westerland fibre cement slates blue/black, existing roof to be changed in future for westerland fibre cement slates blue/black, cladding to be cedar wood cladding

**5A Southdown Avenue**

Ref. No: SDNP/21/05454/CND | Received: Fri 29 Oct 2021 | Validated: Fri 29 Oct 2021 | Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral

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Single storey rear extension, removal of the rear outrigger chimney, new tile hanging to the front bay, replacement windows and new front door

**46 Morris Road**

Ref. No: SDNP/21/05372/HOUS | Received: Tue 26 Oct 2021 | Validated: Tue 26 Oct 2021 | Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral although they welcomed the sedum roof

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Replacement of 4 windows

**Malling House Church Lane**

Ref. No: SDNP/21/05313/LIS | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Application in Progress

**Comment:**

The committee support this application

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Single storey rear extension

**37 North Way**

Ref. No: SDNP/21/05322/HOUS | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral

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Erection of side extension, enlargement of existing porch, installation of gate and fence, creation of driveway to front garden with dropped kerb, and landscaping garden

**107 Spences Lane**

Ref. No: SDNP/21/05121/HOUS | Received: Tue 12 Oct 2021 | Validated: Fri 15 Oct 2021 | Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral, although they exhort Planning Officers to ensure the extension does not exceed 30% of the footprint as set out in the SDNPA Local Plan (Policy SD31)

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Proposed lean-to and garden shed

**20 Fitzjohns Road**

Ref. No: SDNP/21/04598/HOUS | Received: Wed 08 Sep 2021 | Validated: Wed 13 Oct 2021 |  
Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral

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Painting front of house and front door

12 Garden Street

Ref. No: SDNP/21/05337/HOUS | Received: Mon 25 Oct 2021 | Validated: Wed 27 Oct 2021 |  
Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral

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Loft conversion with dormer to rear and rooflights to front roof slope

14 Rufus Close

Ref. No: SDNP/21/05246/HOUS | Received: Tue 19 Oct 2021 | Validated: Mon 25 Oct 2021 |  
Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral although Members expressed concern with the increased number of 'dormers' appearing in Lewes, referring to the useful planning advice note produced by the Friends of Lewes on the Design of Dormer Windows.

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Addition of boundary fencing and access gate

32 High Street

Ref. No: SDNP/21/05039/LIS | Received: Wed 06 Oct 2021 | Validated: Fri 22 Oct 2021 | Status:  
Application in Progress

**Comment:**

Members support this application

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Two storey side extension and porch 41 Firle Crescent

Ref. No: SDNP/21/05573/HOUS | Received: Fri 05 Nov 2021 | Validated: Tue 09 Nov 2021 |  
Status:

Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral, although they exhort Planning Officers to ensure the extension does not exceed 30% of the footprint as set out in the SDNPA Local Plan (Policy SD31). Members felt that the provision of a Swift Box should be considered

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Erection of double garage 9 Warren Drive

Ref. No: SDNP/21/05537/HOUS | Received: Wed 03 Nov 2021 | Validated: Thu 11 Nov 2021 |

Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral. Members were inquisitive as to whether the 30% footprint rule as set out in the SDNPA Local Plan (Policy SD31) applies to outbuildings. Members stated the application should state the requirement of need.

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Single storey side extension 38 Highdown Road

Ref. No: SDNP/21/05538/HOUS | Received: Wed 03 Nov 2021 | Validated: Mon 08 Nov 2021 |

Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral

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Loft conversion with new dormer to the rear and rooflights to the front. Extension of structural opening of ground floor window and new window installed 24 Morris Road

Ref. No: SDNP/21/05430/HOUS | Received: Thu 28 Oct 2021 | Validated: Wed 03 Nov 2021 |

Status: Application in Progress

**Comment:**

The committee's comments regarding these proposals were neutral, although expressed that the use of a timber frame in keeping with the building would be preferable.

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**The following applications are Pre-Apps (w/c 15<sup>th</sup> November 2021) which Lewes Town Council do not usually consider. Members may wish to note these and bring comments to the next meeting of the Committee on 14<sup>th</sup> December 2021.**

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Redevelopment of Phoenix Industrial Estate

Ref. No: SDNP/21/05675/PRE | Received: Tue 09 Nov 2021 | Validated: Tue 09 Nov 2021 |

Status: Application in Progress

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Redevelopment of site to create residential development of 20-30 dwellings, potentially with some office use. More detailed information including plans will be provided in advance of the meeting

The Mallings Business Centre

Ref. No: SDNP/21/05618/PRE | Received: Mon 08 Nov 2021 | Validated: Wed 10 Nov 2021 |

Status: Application in Progress

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Demolition of all existing buildings and construction of new mixed-use development with 950m<sup>2</sup> of commercial floorspace (Use Class E), 61 residential units and associated landscaping, external amenity space and parking.

The Malthouse Daveys Lane

Ref. No: SDNP/21/05639/PRE | Received: Mon 08 Nov 2021 | Validated: Tue 09 Nov 2021 |

Status: Application in Progress

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Change of use of commercial part (26a) to restore to residential. Internal changes to use of rooms, including taking down some internal walls

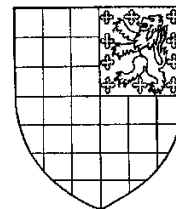
26A Station Street

Ref. No: SDNP/21/05672/PRE | Received: Fri 22 Oct 2021 | Validated: Fri 22 Oct 2021 | Status:

Application in Progress

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## MEMORANDUM



**LEWES  
TOWN  
COUNCIL**

**To: All Town Councillors**

**Date: 24<sup>th</sup> November 2021**

**Subject: Planning Applications validated for week of 22<sup>nd</sup> November 2021**

The following planning applications have been validated by the planning authority for the week of 22<sup>nd</sup> November 2021. 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 14<sup>th</sup> December 2021.

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Single-storey side extension with flat roof 38 The Meadows

Ref. No: SDNP/21/05751/HOUS | Received: Wed 17 Nov 2021 | Validated: Wed 17 Nov 2021 |

Status: Application in Progress

**Comment:**

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Part single, part two-storey side and rear extension, conversion of garage and replacement of all windows 26 Windover Crescent

Ref. No: SDNP/21/05714/HOUS | Received: Mon 15 Nov 2021 | Validated: Mon 15 Nov 2021 |

Status: Application in Progress

**Comment:**

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Closure of the doorway between 171 and 172 High Street to create two independent retail units and retrospective permission for change of colour to the exterior shop front of 172 High Street 171-172 High Street

Ref. No: SDNP/21/05253/FUL | Received: Tue 19 Oct 2021 | Validated: Mon 22 Nov 2021 |

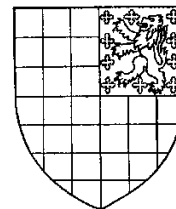
Status: Application in Progress

**Comment:**

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## MEMORANDUM



**LEWES  
TOWN  
COUNCIL**

**To: All Town Councillors**

**Date: 30<sup>th</sup> November 2021**

**Subject: Planning Applications validated for week of 29<sup>th</sup> November 2021**

The following planning applications have been validated by the planning authority for the week of 29<sup>th</sup> November 2021. 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 14<sup>th</sup> December 2021.

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Loft conversion with side dormer and velux windows 13 Ferrers Road

Ref. No: SDNP/21/05888/HOUS | Received: Wed 24 Nov 2021 | Validated: Wed 24 Nov 2021 |

Status: Application in Progress

**Comment:**

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Remove 2 sets of single glazed french doors and side lights, replace with wooden doors with slim wooden glazing bars Flat 1 34 King Henrys Road

Ref. No: SDNP/21/05749/FUL | Received: Wed 17 Nov 2021 | Validated: Wed 24 Nov 2021 |

Status: Application in Progress

**Comment:**

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Removal of the white steel windows from the existing wooden subframes, replacement with powder coated slimline aluminium double glazed windows. Removal of the white uPVC French windows and replacement with powder coated slimline aluminium double glazed windows 26 The Avenue

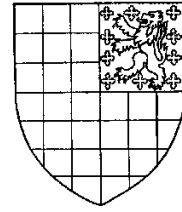
Ref. No: SDNP/21/05585/HOUS | Received: Mon 08 Nov 2021 | Validated: Fri 12 Nov 2021 |

Status: Application in Progress

**Comment:**

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## MEMORANDUM



**LEWES  
TOWN  
COUNCIL**

**To: All Town Councillors**  
**Date: 7<sup>th</sup> December 2021**

**Subject: Planning Applications validated for week of 6<sup>th</sup> December 2021**

The following planning applications have been validated by the planning authority for the week of 6<sup>th</sup> December 2021. 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 14<sup>th</sup> December 2021.

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Replace timber fence with brick wall and erection of porch canopy, 2 Park Road  
Ref. No: SDNP/21/06047HOUS | Received: Thurs 2 Dec 2021 | Validated: 2 Dec 2021 | Status:  
Application in Progress  
**Comment:**

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