

To: All members of the Planning Committee

A meeting of the **Planning Committee** will be held in the Council Chamber, Town Hall, Lewes, on 14 March 2023, at 7:00pm, which you are summoned to attend.

Laura Chrysostomou
Town Clerk
8 March 2023

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 for absence

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

3 Members' declarations of interests

To note any declarations of personal or prejudicial interest in items to be considered at this meeting.

4 Question time

To receive questions regarding items on this agenda. Members of the public are invited to ask questions and 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

5.1 To agree the minutes of the meeting held on Tuesday 21 February 2023
(pages 3 to 21)

5.2 To agree the minutes of the extraordinary meeting held on Monday 6 March 2023 (pages 22 to 23)

6 Chairs Announcements

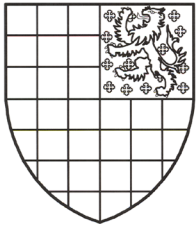
To receive any announcements from the Chair of the Committee

7 Planning applications:

7.1 To consider the relevant sections of the lists dated 20 February 2023 (pages 24 to 26), 27 February 2023 (page 27 to 28) and 6 March 2023 (pages 29 to 33)

8 Miscellaneous Planning Issues

To note various contrary decisions, withdrawn applications, amendments enquiries etc



Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 21 February 2023 at 7.00pm

Present: E Clarke, R Handy, J Lamb I Makepeace, M Milner and S Sains

In the absence of Councillor Catlin, Councillor Milner took the chair for the meeting.

In attendance: Town Clerk and Committee Administrator

- 106. Apologies:** There were apologies from Councillor Baah who had a personal commitment and Councillor Catlin who was unwell. Councillor Lamb apologised that he would need to leave the meeting early to attend to a family matter and left the meeting at 7:18pm after planning application SDNP/23/00493/LIS was considered.
- 107. Declarations of Interest:** Councillor Sains declared an interest in SDNP/23/00356/CND, 35 Newton Road in that she is a near neighbour of the applicant and Councillor Lamb declared an interest in SDNP/23/00158/HOUS, 1 Park Road in that the applicant is a candidate in the forthcoming elections representing the same political party as Councillor Lamb.
- 108. Question Time:** There were none.
- 109. Minutes:** The Minutes of the meeting held on 31 January 2023 were received and signed as a true copy.
- 110. Chairs announcements:**
- 110.1. The Chair informed the committee that the Brooks Road Planning Brief had been determined by the SDNPA Planning Committee on 9th February for use for development management purposes.
- 111. Planning Applications:** The committee considered the relevant sections of the lists of applications validated in the weeks commencing 30 January 2023, 6 February 2023 and 13 February 2023. Their comments are appended.
- 112. South Downs Local Plan Review**

- 112.1. The Committee considered how to approach the next stage of the SDNPA Local Plan review which required the Settlement Facilities Assessment form and the Open Spaces Assessment forms to be completed by the Town Council. The deadline for completing these forms was the 6 April 2023. The forms would need to be drafted and approved by the committee at their next meeting 14 March 2023.
- 112.2. The Clerk highlighted that the SDNPA were also looking for Parish Priority Statements to be completed by 20 October 2023. The clerk explained the need to assess whether the Council's own neighbourhood plan needs to be reviewed, and if so to what extent. She had contacted the consultant who ran the planning training and diagnostic workshop for the Council to discuss the potential to run two workshops to assess the neighbourhood plan. One in the morning for councillors and one in the afternoon where a focused group of residents, in particular those who participated in the original neighbourhood plan steering groups, could be invited to join councillors and feed into that assessment. The clerk outlined potential timelines, taking into consideration the elections and new administration in May 2023, it was preferable that the workshops were run with the current administration and a report provided that could be given to the new administration to consider and agree the way forward. The committee felt this would be a useful approach. It was resolved that:
The consultant be asked to deliver these workshops.
- 112.3. Councillor Makepeace referred to the Community Led Planning services provided by Action in Rural Sussex, and in particular their offer to provide a briefing on neighbourhood priority statements. It was resolved that:
Action in Rural Sussex be invited to attend a future meeting to give a briefing on neighbourhood priority statements.
- 112.4. The committee agreed the appointment of a task and finish group from members of the planning committee and that this group could ask for contributions from other members of the Council so that their local knowledge can be called upon. It was resolved that:
Councillors Milner, Makepeace and Sains be appointed to the task and finish group and the Committee Administrator would set up meetings to draft the forms.
- 113. Levelling-up and Regeneration Bill: reforms to national planning policy**
- 113.1. The committee considered the National Planning Reform consultation including the submission that had been shared by Plumpton Parish Council through the Local District Association of Local Councils. Councillor Clarke had completed work on this. The committee agreed to use the Plumpton Parish Council response as a basis for their response and proceeded to go through each statement, referring to the SDNPA response, and amending their response accordingly. It was resolved that:

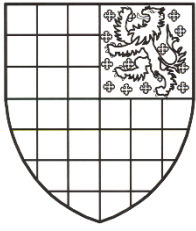
113.2. Delegate authority to the Committee Administrator to base the responses on the Plumpton Parish Council response, subject to the amendments discussed and agreed in the meeting. The final response is appended.

114. Miscellaneous Planning Issues: There were none.

The meeting ended at 8.19pm

Signed:

Date:



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MEMORANDUM

To: Planning and Conservation Committee

Date: 31 January 2023

Subject: Planning Applications validated for week of 30 January 2023

The following planning applications have been validated by the planning authority for the week of 30 January 2023 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 **21 February 2023**

Replacement of 7 single-glazed ground floor hardwood windows to north, east, and south elevations with double-glazed wood windows, 11 single-glazed first floor hardwood windows to all elevations with double-glazed wood windows, and 1 single-glazed hardwood loft window to east elevation with double-glazed wood window
1 Park Road

Ref. No: SDNP/23/00158/HOUS | Received: Mon 16 Jan 2023 | Validated: Fri 20 Jan 2023 | Status: Application in Progress

Comment:

Councillors support the application but note that detailed drawings were not submitted as stated in the Heritage Statement

Erection of a replacement single storey front extension, Erection of a rear dormer, installation of front rooflight 49 South Street

Ref. No: SDNP/23/00134/HOUS | Received: Thu 12 Jan 2023 | Validated: Thu 19 Jan 2023 | Status: Application in Progress

Comment:

Councillors were neutral on this application but request that the plans are compliant with the Local Plan Dark Skies policy and policy SD48 which sets out the minimum thermal efficiency requirements

Installation of rooftop solar panels and conservation roof light to south elevation

The Old Vicarage Church Lane

Ref. No: SDNP/23/00114/LIS | Received: Wed 11 Jan 2023 | Validated: Thu 19 Jan 2023 | Status: Application in Progress

Comment:

Councillors support this application but would like the Local Plan Dark Skys policy to be incorporated into the design

Installation of rooftop solar panels and conservation roof light to south elevation

The Old Vicarage Church Lane

Ref. No: SDNP/23/00113/HOUS | Received: Wed 11 Jan 2023 | Validated: Thu 19 Jan 2023 | Status: Application in Progress

Comment:

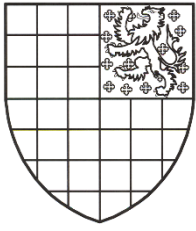
Councillors support this application but would like the Local Plan Dark Skys policy to be incorporated into the design

Replacement of windows Flat 26 Malling Close

Ref. No: SDNP/22/05956/FUL | Received: Fri 23 Dec 2022 | Validated: Mon 23 Jan 2023 | Status: Application in Progress

Comment:

Councillors support this application



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MEMORANDUM

To: Planning and Conservation Committee

Date: 7 February 2023

Subject: Planning Applications validated for week of 6 February 2023

The following planning applications have been validated by the planning authority for the week of 6 February 2023. 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 **21 February 2023**

Side/rear extension to lower ground floor with terrace to extension roof and demolition and rebuilding of existing rear extension 21 De Montfort Road

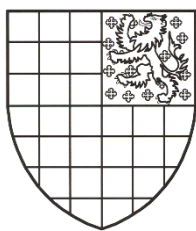
Ref. No: SDNP/23/00218/HOUS | Received: Wed 18 Jan 2023 | Validated: Tue 24 Jan 2023 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Non-Material Amendment to Planning Application SDNP/22/04768/HOUS to include change of manufacturer and design of approved rooflight Brendon Rotten Row

Ref. No: SDNP/23/00167/NMA | Received: Mon 16 Jan 2023 | Validated: Fri 20 Jan 2023 | Status: Application Determined



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MEMORANDUM

To: Planning and Conservation Committee

Date: 15 February 2023

Subject: Planning Applications validated for week of 13 February 2023

The following planning applications have been validated by the planning authority for the week of 13 February 2023. 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 **21 February 2023**

New three bedroom detached dwelling Mulberries Cuilfail

Ref. No: SDNP/23/00603/PRE | Received: Wed 08 Feb 2023 | Validated: Fri 10 Feb 2023 | Status: Application in Progress

Comment:

Noted

Discharge of Condition 4 - Site Levels, Condition 6 - Earthworks, Condition 10 - Hard & Soft Landscaping, Condition 11 - Landscape Management Plan, Condition 19 - Foul Drainage, Condition 21 - Surface Water Drainage, Condition 22 - Attenuation Pond & Permeable Pavement, Condition 23 - Drainage Management Plan, Condition 32 - Street Lighting, Condition 35 - Visibility Splays and Condition 36 - Vehicular Access, relating to planning approval SDNP/22/04909/CND

Pells Church Of England Primary School

Ref. No: SDNP/23/00547/DCOND | Received: Wed 08 Feb 2023 | Validated: Wed 08 Feb 2023 | Status: Application in Progress

Comment:

Noted

Retrospective application for internal glazed screen between library and hallway at ground floor 140 High Street

Ref. No: SDNP/23/00493/LIS | Received: Mon 06 Feb 2023 | Validated: Mon 06 Feb 2023 | Status: Application in Progress

Comment:

Councillors support this application

Internal alterations to ground floor 141 High Street

Ref. No: SDNP/23/00503/LIS | Received: Mon 06 Feb 2023 | Validated: Mon 06 Feb 2023 | Status: Application in Progress

Comment:

Councillors were neutral on this application although there was concern that a disabled toilet will be removed

Conversion of existing office/storage ancillary building to residential 119A South Street

Ref. No: SDNP/23/00642/PRE | Received: Sun 05 Feb 2023 | Validated: Sun 05 Feb 2023 | Status: Application in Progress

Comment:

Noted

Installation of recessed cast iron horizontal gutter across the public pavement outside property 95 High Street

Ref. No: SDNP/23/00539/PRE | Received: Thu 02 Feb 2023 | Validated: Thu 02 Feb 2023 | Status: Application in Progress

Comment:

Noted

Variation of Condition 2 (Plans) and Removal or Rewording of Condition 3 (Matching Materials) related to Planning Approval SDNP/19/03681/HOUS to include changing external material of extension from Brick to Cedral Cladding Open for comment icon 35 Newton Road

Ref. No: SDNP/23/00356/CND | Received: Fri 27 Jan 2023 | Validated: Fri 03 Feb 2023 | Status: Application in Progress

Comment:

Councillors objected to this application and reiterated previous comments which stated no cladding to be used

Erection of two-storey side extension, single-storey rear extension, porch to front elevation, associated demolition of existing garage, porch, and conservatory, and installation of solar PV panels to front roof 57 Highdown Road

Ref. No: SDNP/23/00328/HOUS | Received: Wed 25 Jan 2023 | Validated: Tue 31 Jan 2023 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Num.	Question	Answer	Reason
1	Do you agree that local planning authorities should not have to continually demonstrate a deliverable five year housing land supply (5YHLS) as long as the housing requirement set out in its strategic policies is less than five years old?	Yes	<p>The principle of periodically assessing supply is sound, but given that strategic policies are required to address a minimum 15 year period under the NPPF, why limit this proposal to less than 5 years?</p> <p>A plan will only be found sound if it contains strategic policies showing specific deliverable sites. It follows therefore that if these sites are brought forward and approved, any failure to meet projected housing delivery it will generally be due to non build out. Penalising the LPA for this is perverse, but that is how the current system is administered.</p>
2	Do you agree that buffers should not be required as part of 5YHLS calculations (this includes the 20% buffer as applied by the Housing Delivery Test)?	Yes	<p>The 5YHLS calculation uses the standard method to determine the so-called local housing “need”; this already overstates reality in rural areas like Lewes where underlying population is declining.</p> <p>Where developers fail to build out in order to maximise profit, the LPA will fail to meet 85% of its so-called need, so there is no realistic chance of achieving an additional 20% buffer.</p> <p>The result is the tilted balance presumption which is very attractive to developers as they can bring forward unplanned sites. This then means that there is no longer a plan-led approach.</p>
3	Should an oversupply of homes early in a plan period be taken into consideration when calculating a 5YHLS later on?	Yes	NPPF expects strategic policies over a minimum 15 year period; phasing of delivery should not be exploited by

			<p>developers to justify additional housing over and above objectively assessed need in the strategic policies. However the 5YHLS is regarded as flawed as it is the developers not the planners that control build out. Given that the starting position is the standard method that overstates need in areas like Lewes, the current approach to 5YHLS is doubly flawed.</p>
4	What should any planning guidance dealing with oversupply and undersupply say?		<p>Oversupply should be praised not penalised. Undersupply should require some action plan to achieve plan delivery, or the plan should be revised if the need is proven to be too high.</p>
5	Do you have any views about the potential changes to paragraph 14 of the existing Framework and increasing the protection given to neighbourhood plans?		<p>It is welcomed as a 2 year protection was frankly ridiculous and unachievable for unpaid volunteer councillors to achieve given the legal process required to make an adopted plan. 5 years is better, but why cannot protection for both Local Plans and Neighbourhood Plans extend for the life of the plan, assuming it is delivering?</p>
6	Do you agree that the opening chapters of the Framework should be revised to be clearer about the importance of planning for the homes and other development our communities need?	Yes	<p>Also the standard method should be revised now, not after all LPAs have submitted plans. The housing crisis is not just about under supply. More crucially it is about the lack of affordable housing for either ownership or rent. The standard method does nothing but overstate need, when what is required is a truly objectively assessed need process based on current population statistics and demographic trends.</p>
7	What are your views on the implications these changes may have on plan making and housing supply?		<p>Objectively assessed needs should be truly objective and take into account local constraints as the outset, and community objectives for affordable housing. An example of the potential affordable housing within local constraints was the Lewes Low Cost Housing formula set out in our Neighbourhood Plan.</p>

			<p>Failure to do so does not preserve community cohesion and unnecessarily threatens all unprotected greenfield sites in rural areas especially.</p> <p>An example of this would be the Neighbourhood Plan proposing infill sites in the plan whilst protecting our green field sites.</p>
8	Do you agree that policy and guidance should be clearer on what may constitute an exceptional circumstance for the use of an alternative approach for assessing local housing needs?	Yes	<p>It is especially critical when the standard method yields massively higher 'need' figures than those in current local plans that were based on truly objective assessment of local need.</p> <p>Policy and guidance should be much clearer with regard to what constitutes an exceptional circumstance to allow the route for plan-makers to adopt a justified alternative from the outset, rather than have to start from the standard method as dictated in para 61.</p>
9	Do you agree that national policy should make clear that Green Belt does not need to be reviewed or altered when making plans, that building at densities significantly out-of-character with an existing area may be considered in assessing whether housing need can be met, and that past over-supply may be taken into account?	Yes	<p>There are three parts to this question that should be treated independently:</p> <ul style="list-style-type: none"> • Building at density with a significantly out-of-character within an existing area and adjoining settlements will have a negative impact on infrastructure. Therefore this should be considered a priority when making plans. • Past over supply is dealt with by a separate question.
10	Do you have views on what evidence local planning authorities should be expected to provide when making the case that need could only be met by building at densities significantly out-of-character with the existing area?		<p>We support the intent to maintain character, but would request some clarity on what that means in practice. For example, removal of greenfields in rural areas is a significant change of character, but is what the current system and standard method drive.</p>

			Similarly, high rise buildings do not belong in rural areas. Policy that recognises the inherent value of countryside would be welcomed.
11	Do you agree with removing the explicit requirement for plans to be 'justified', on the basis of delivering a more proportionate approach to examination?	No	There must be a process whereby an LPA justifies its strategic policies, primarily to the community it serves, but also to PINS. Anything that would allow PINS to arbitrarily accept the non objective nature of the output of the standard method over a properly assessed need cannot be acceptable to any group other than the development lobby.
12	Do you agree with our proposal to not apply revised tests of soundness to plans at more advanced stages of preparation?	Yes	If the 5 year duration of plans is retained.
13	Do you agree that we should make a change to the Framework on the application of the urban uplift?	Yes	It is based on an exaggerated number via the standard method, and frequently results in urban areas looking to neighbouring rural communities to deal with the excess. If the planning framework explicitly addressed the need for affordable houses, rather than assume that 'more houses means cheaper houses', then oversupply would not be necessary.
14	What, if any, additional policy or guidance could the department provide which could help support authorities plan for more homes in urban areas where the uplift applies?		Unqualified to opine.
15	How, if at all, should neighbouring authorities consider the urban uplift applying, where part of those neighbouring authorities also functions as part of the wider economic, transport or housing market for the core town/city?		This is very relevant where neighbouring authorities where the demographic, economic and geographical differences with the South National Park Authority are so pronounced. c
16	Do you agree with the proposed four-year rolling land supply requirement for emerging plans, where work is needed to revise the plan to take account of revised national policy on addressing constraints and reflecting any past over-supply?	Yes	If based on objectively assessed need within the emerging plan, not the standard method.

17	Do you consider that the additional guidance on constraints should apply to plans continuing to be prepared under the transitional arrangements set out in the existing Framework paragraph 220?		
18	Do you support adding an additional permissions-based test that will 'switch off' the application of the presumption in favour of sustainable development where an authority can demonstrate sufficient permissions to meet its housing requirement?	Yes	Developers in activity, known as land banking has had a huge impact in Lewes when identifying strategic site for our Neighbourhood Plan and had had an impact on the North Street Quarter and the Bus Station. Every step should be taken to stop this practice.
19	Do you consider that the 115% 'switch-off' figure (required to turn off the presumption in favour of sustainable development Housing Delivery Test consequence) is appropriate?		No comment.
20	Do you have views on a robust method for counting deliverable homes permissioned for these purposes?		The Town Council do not feel qualified to answer this technical question about data collection.
21	What are your views on the right approach to applying Housing Delivery Test consequences pending the 2022 results?		If transitioning to a new policy framework it would appear to unfair to penalise LPAs with plans that are deemed out of date and the HDT is based on the standard method rather than the local plan.
22	Do you agree that the government should revise national planning policy to attach more weight to Social Rent in planning policies and decisions?	Yes	Social housing stock must be replenished. Typically, most new developments do not deliver sufficient homes for social rent that are needed in rural areas. Where local authorities are not providing new social housing or low cost housing initiatives like low cost housing as contained in our Neighbourhood Plan should be supported and prioritised in every development.

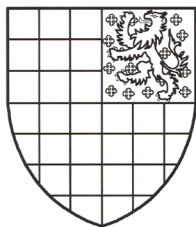
23	Do you agree that we should amend existing paragraph 62 of the Framework to support the supply of specialist older people's housing?	Yes	There is an aging population that should be catered for locally, but any changes should be informed by the task force. Purpose built intergenerational housing can meet the local need of a mixed demographic.
24	Do you have views on the effectiveness of the existing small sites policy in the National Planning Policy Framework (set out in paragraph 69 of the existing Framework)?		
25	How, if at all, do you think the policy could be strengthened to encourage greater use of small sites, especially those that will deliver high levels of affordable housing?		The Town Council have identified small sites in their Neighbourhood Plan. The difficulty arises when developers judge the development or the build as unviable because small sites carry a lot of planning risks and costs. Additionally, the design criteria within a conservation area makes delivery of affordable housing impossible on small sites.
26	Should the definition of "affordable housing for rent" in the Framework glossary be amended to make it easier for organisations that are not Registered Providers – in particular, community-led developers and almshouses – to develop new affordable homes?	Yes	
27	Are there any changes that could be made to exception site policy that would make it easier for community groups to bring forward affordable housing?	Yes	In the consultation HMG states there is no evidence of community organisations facing any significant problems bringing forward housing schemes on exception sites. Self build, housing co-ops and community land trusts could provide a solution but experience the same financial barriers in developing small sites. (see answer to question 25).

28	Is there anything else that you think would help community groups in delivering affordable housing on exception sites?		See answer to question 27
29	Is there anything else national planning policy could do to support community-led developments?		See answer to question 27
30	Do you agree in principle that an applicant's past behaviour should be taken into account into decision making?	Yes	Due diligence must be in the forefront of Planners minds
31	Of the 2 options above, what would be the most effective mechanism? Are there any alternative mechanisms?		The past behaviour of developers could be examined under due diligence as a material consideration
32	Do you agree that the three build out policy measures that we propose to introduce through policy will help incentivise developers to build out more quickly?	No	The Town Council is not the Planning Authority and do feel qualified to give an opinion.
33	Do you agree with making changes to emphasise the role of beauty and placemaking in strategic policies and to further encourage well-designed and beautiful development?	No	Beauty requires a deliverable definition if plans are too measured against it
34	Do you agree to the proposed changes to the title of Chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places' to further encourage well-designed and beautiful development?	No	The policy should explicitly reflect design guides and be underpinned by deliverable definitions.
35	Do you agree greater visual clarity on design requirements set out in planning conditions should be encouraged to support effective enforcement action?	Yes	
36	Do you agree that a specific reference to mansard roofs in relation to upward extensions in Chapter 11, paragraph 122e of the existing Framework is helpful in encouraging LPAs to consider these as a means of increasing densification/creation of new homes? If no, how else might we achieve this objective?		Make this a topic of Design Guides as it is only one mechanism for building upwards and may not be appropriate in all locations. Within the South Down National Park, height may not always be appropriate in all locations when ensuring the preservation of skylines.

37	How do you think national policy on small scale nature interventions could be strengthened? For example in relation to the use of artificial grass by developers in new development?		Interventions could be strengthened by the use of design guides to ensure the natural environment green spaces and bio-diversity are preserved.
38	Do you agree that this is the right approach to making sure that the food production value of high value farmland is adequately weighted in the planning process, in addition to current references in the Framework on best and most versatile agricultural land?	Yes	Whilst we welcome the protection of high value farm land, the upgrading of less valued arable land must be achieved to protect and increase the sustainability of our food system.
39	What method and actions could provide a proportionate and effective means of undertaking a carbon impact assessment that would incorporate all measurable carbon demand created from plan-making and planning decisions?		Do not feel qualified to comment on the specifics of carbon impact assessment.
40	Do you have any views on how planning policy could support climate change adaptation further, including through the use of nature-based solutions which provide multi-functional benefits?	Yes	The requirement of carbon neutral building materials incorporate in flood resilience as well as defence preserving flood plains and protecting trees at higher altitude as well as preserving natural water course
41	Do you agree with the changes proposed to Paragraph 155 of the existing National Planning Policy Framework?		The Town Council do feel qualified to comment on wind farms
42	Do you agree with the changes proposed to Paragraph 158 of the existing National Planning Policy Framework?		The Town Council do not feel qualified to comment on wind farms
43	Do you agree with the changes proposed to footnote 54 of the existing National Planning Policy Framework? Do you have any views on specific wording for new footnote 62?		As Lewes town falls with in the conservation area of South Downs National Park we feel it would be unlike that planning permission would be granted for onshore windfarms but note that priorities are changing
44	Do you agree with our proposed new Paragraph 161 in the National Planning Policy Framework to give significant weight to proposals which allow the adaptation of existing buildings to improve their energy performance?	Yes	
45	Do you agree with the proposed timeline for finalising local plans, minerals and waste plans and spatial development strategies being prepared under the current system? If no, what alternative timeline would you propose?	Yes	

46	Do you agree with the proposed transitional arrangements for plans under the future system? If no, what alternative arrangements would you propose?	Yes	
47	Do you agree with the proposed timeline for preparing neighbourhood plans under the future system? If no, what alternative timeline would you propose?	Yes	
48	Do you agree with the proposed transitional arrangements for supplementary planning documents? If no, what alternative arrangements would you propose?		The Town Council is not qualified to answer
49	Do you agree with the suggested scope and principles for guiding National Development Management Policies?		The Town Council is not qualified to answer
50	What other principles, if any, do you believe should inform the scope of National Development Management Policies?		The Town Council is not qualified to answer
51	Do you agree that selective additions should be considered for proposals to complement existing national policies for guiding decisions?		The Town Council is not qualified to answer
52	Are there other issues which apply across all or most of England that you think should be considered as possible options for National Development Management Policies?		The Town Council is not qualified to answer
53	What, if any, planning policies do you think could be included in a new Framework to help achieve the twelve levelling up missions in the Levelling Up White Paper?		The Town Council is not qualified to answer
54	How do you think the Framework could better support development that will drive economic growth and productivity in every part of the country, in support of the Levelling Up agenda?		Development driving economic growth and productivity in local terms relies on the principles of community wealth building i.e. addressing local need with local procurement, respecting the need for affordable housing and clean industrial units as contained in the Brooks Road South Downs National Park planning brief and the Lewes Neighbourhood Plan
55	Do you think that the government could go further in national policy, to increase development on brownfield land within city and town centres, with a view to facilitating gentle densification of our urban cores?	Yes	Within Lewes town small sites have already been identified to facilitate ‘gentle densification’ but that barriers such as viability for developers within the conservation area remain

56	Do you think that the government should bring forward proposals to update the Framework as part of next year's wider review to place more emphasis on making sure that women, girls and other vulnerable groups feel safe in our public spaces, including for example policies on lighting/street lighting?	Yes	More thought should be given to street lighting on the approaches to public spaces for example
57	Are there any specific approaches or examples of best practice which you think we should consider to improve the way that national planning policy is presented and accessed?		In order to engage with the public, planning documents should be made available to public
58	We continue to keep the impacts of these proposals under review and would be grateful for your comments on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in this document.		The Town Council notes this comment.



Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Monday 6 March 2023 at 7.00pm

Present: S Catlin (Chair), J Baah, E Clarke, R Handy, I Makepeace, M Milner and S Sains

In attendance: Town Clerk and Civic and Administration Officer

115. Apologies: There were apologies from Councillor Lamb.

116. Declarations of Interest: There were none.

117. Question Time: There were none.

118. Chairs announcements: There were none.

119. Exempt business: The Chair proposed, and it was resolved that:

The public and accredited representatives of the press be excluded from the Meeting under Section 100 Local Government Act 1972 due to the confidential nature of the business to be conducted.

The item being a confidential matter for Members of the Council only in accordance with Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, being information relating to the financial or business affairs of any particular person (including the authority holding that information).

120. Exempt planning matter

The committee considered the pre app documentation provided by the South Downs National Park Authority for the Garden Street development.

It was resolved that the Town Council would respond to the SDNPA as follows:

1. From the documentation it is unclear if the development is for 10 or 17 units. The letter dated 23 January 2023 gives details of 17 flats but says there are 10 units. We are mainly commenting on the 17 flat proposal as the letter dated January 2023 led the Committee to believe 17 units was the latest proposal.
2. The illustrations did not match the worded statements.
3. There are no elevations on the plans.
4. In the 10-unit proposal, it appears to be a gated community which is not in keeping with the area and the committee are not in favour of gated communities.
5. The massing of 17 units is contrary to our Neighbourhood Plan, Page 74, item 2, in that it will obstruct views out to the chalk ridge, from the Grange Gardens and existing housing in Southover Road. There was also concern it overshadowed the Grange. The

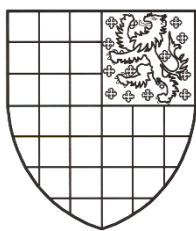
neighbours in Tanners Brook, will be adversely affected by the height of the building being so close. Important views to the Castle will be seriously impeded, if not obliterated. The same principle applies to the reverse view down from the Castle towards The Mount.

6. There are concerns about the height of the development: it is felt that it impedes the chalk ridge views, and it does not meet the criteria of the SDNPA local plan Page 48 SD5 1a, and 1f was also felt relevant.
7. The number of dwellings expected to be erected is 11 as per Page 75 of the Neighbourhood Plan and the Planning Committee felt that 17 dwellings was overdevelopment, and the massing had an overbearing design.
8. The SDNPA require 50% of a development to be affordable housing. There is no information about who will provide this or how. The committee would prefer certainty on affordable housing, which must be onsite and not elsewhere in the district, and felt strongly that this should be included in the full planning application.
9. The committee welcome the removal of the four-bedroom dwellings but feel that the number of three-bedroom flats is still high and would prefer more two and one bedroom flats as per SDNPA local plan SD27. It is an ideal site for affordable homes and for those without cars.
10. We would like the developer to be upfront and transparent about viability for the site.
11. An increase in soft landscaping is appreciated but not to the detriment of and lack of affordable housing.
12. There was concern that steps were required to access/egress and no ramps; we need to ensure that the site and all properties are fully accessible.
13. Ground source heat pumps are preferable to air source heat pumps, they are infinitely more reliable and less visible and would permit a shared heating system. They are also more environmentally friendly and economical.
14. The committee noted that as the site was originally a medicinal herb garden for the Priory an archeological dig should take place before building commences.

The meeting ended at 7.45pm

Signed:

Date:



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MEMORANDUM

To: Planning and Conservation Committee

Date: 21 February 2023

Subject: Planning Applications validated for week of 20 February 2023

The following planning applications have been validated by the planning authority for the week of 20 February 2023. 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 **14 March 2023**

Removal of existing sun room and replacement of single-storey rear extension, rear dormer, garage conversion, and addition of garden store below rear terrace
35 Cranedown

Ref. No: SDNP/23/00630/HOUS | Received: Tue 14 Feb 2023 | Validated: Tue 14 Feb 2023 | Status: Application in Progress

Comment:

Mixed use development of 20 commercial and 83 residential units

Caffyns Brooks Road Lewes East Sussex BN7 2DN

Ref. No: SDNP/23/00604/PRE | Received: Thu 09 Feb 2023 | Validated: Wed 15 Feb 2023 | Status: Application in Progress

Comment:

Erection of single-storey rear extension 18 Highdown Road

Ref. No: SDNP/23/00529/HOUS | Received: Wed 08 Feb 2023 | Validated: Wed 15 Feb 2023 | Status: Application in Progress

Comment:

Creation of first floor to accommodate two additional classrooms within existing workshop, additional window to ground floor, replace roof finish with slate roof with single feature rooflight 141 High Street

Ref. No: SDNP/23/00522/LIS | Received: Tue 07 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: Application in Progress

Comment:

Creation of first floor to accommodate two additional classrooms within existing workshop, additional window to ground floor, replace roof finish with slate roof with single feature rooflight 141 High Street

Ref. No: SDNP/23/00521/FUL | Received: Tue 07 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: Application in Progress

Comment:

Discharge of conditions 3 (CEMP) and 6 (Planting Proposals) relating to Planning Approval SDNP/22/02707/FUL 130 South Street

Ref. No: SDNP/23/00492/DCOND | Received: Mon 06 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: Application in Progress

Comment:

Erection of single-storey front/side extension, erection of single-storey rear extension, and associated demolition of existing rear conservatory 81 Highdown Road

Ref. No: SDNP/23/00467/HOUS | Received: Fri 03 Feb 2023 | Validated: Mon 13 Feb 2023 | Status: Application in Progress

Comment:

Discharge of Conditions 7 (anti-glare and blackout blinds on rooflights) 8 (new glazing fitted with automated blackout blinds) 9 (windows on detached garage fitted with automated blackout blinds) 11 (electric car charging facilities) 16 (planting proposals) and 17 (details of low reflective glazing system) related to Planning Approval SDNP/22/04181/FUL Fairview 13 Hill Road

Ref. No: SDNP/23/00482/DCOND | Received: Fri 03 Feb 2023 | Validated: Wed 08 Feb 2023 | Status: Application in Progress

Comment:

Erection of single-storey rear extension, side extension of rear dormer, and replacement of 4 sash windows to front elevation 41 South Street
Ref. No: SDNP/23/00451/HOUS | Received: Thu 02 Feb 2023 | Validated: Fri 10 Feb 2023 | Status: Application in Progress

Comment:

Conversion of garage to residential annexe 51 Cluny Street
Ref. No: SDNP/23/00579/HOUS | Received: Tue 31 Jan 2023 | Validated: Fri 10 Feb 2023 | Status: Application in Progress

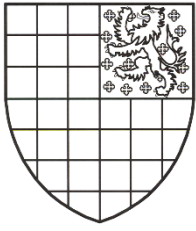
Comment:

S73A retrospective application for erection of front porch, hip to gable roof extension with rear dormer and side gable, and addition of hardstanding to front 67 North Way
Ref. No: SDNP/23/00391/HOUS | Received: Mon 30 Jan 2023 | Validated: Wed 08 Feb 2023 | Status: Application in Progress

Comment:

Conversion of integral garage and infill side extension to covered exterior passageway Templars Kingston Road
Ref. No: SDNP/22/05796/HOUS | Received: Tue 13 Dec 2022 | Validated: Sat 17 Dec 2022 | Status: Application in Progress

Comment:



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MEMORANDUM

To: Planning and Conservation Committee

Date: 28 February 2023

Subject: Planning Applications validated for week of 28 February 2023

The following planning applications have been validated by the planning authority for the week of 28 February 2023. 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 **14 March 2023**

Discharge of Condition 3 (materials) of approved application
SDNP/22/04906/LIS

11 High Street Lewes East Sussex BN7 2LH

Ref. No: SDNP/23/00707/DCOND | Received: Mon 20 Feb 2023 |

Validated: Mon 20 Feb 2023 | Status: Application in Progress

Comment:

T1 - Poplar - Cut growths back to old pruning points (approximately 3-4 metres) cyclical maintenance
T2 - Leylandii hedge - trim side and reduce top as directed by up to 1.5 metres for view of Mount Caburn
T3 - Leylandii hedge - trim side and reduce top as directed by up to 1.5 metres for view of Mount Caburn
T4 - Leylandii hedge - trim sides end and top by up to 0.5 metres cyclical maintenance
Open for comment icon

51 Cluny Street Lewes East Sussex BN7 1LN

Ref. No: SDNP/23/00679/TCA | Received: Thu 16 Feb 2023 | Validated:
Thu 16 Feb 2023 | Status: Application in Progress

Comment:

Non Material Amendment to approval SDNP/21/03896/PA30 to include alterations to plans such as positioning and functions of rooms in Block A

The Mallings Business Centre 112 Malling Street Lewes East Sussex
BN7 2RG

Ref. No: SDNP/23/00510/NMA | Received: Tue 07 Feb 2023 | Validated:
Thu 16 Feb 2023 | Status: Application Determined

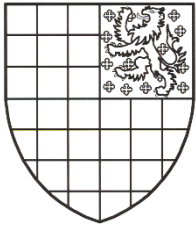
Comment:

Non Material Amendment to approval SDNP/21/03967/PA30 to include alterations to plans such as positioning and functions of rooms in Block B

The Mallings Business Centre 112 Malling Street Lewes East Sussex
BN7 2RG

Ref. No: SDNP/23/00509/NMA | Received: Tue 07 Feb 2023 | Validated:
Thu 16 Feb 2023 | Status: Application Determined

Comment:



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MEMORANDUM

To: Planning and Conservation Committee

Date: 04 March 2023

Subject: Planning Applications validated for week of 04 March 2023

The following planning applications have been validated by the planning authority for the week of 04 March 2023. 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 **14 March 2023**

Discharge of Condition 15 (Ground Source Heat Pump) of Planning Approval SDNP/22/04909/CND.

Pells Church Of England Primary School Landport Road Lewes East Sussex BN7 2SU Ref. No: SDNP/23/00882/DCOND | Received: Wed 01 Mar 2023 | Validated: Wed 01 Mar 2023 | Status: Application in Progress

Comment:

Replacement of front door, replacement of front fanlight with double-glazed fanlight, and replacement of 2 windows to rear Open for comment icon

4B Lansdown Place Lewes East Sussex BN7 2JT

Ref. No: SDNP/23/00868/HOUS | Received: Tue 28 Feb 2023 | Validated: Tue 28 Feb 2023 | Status: Application in Progress

Comment:

Repaint window glazing bars and frames and two external doors on front elevation from white to Farrow and Ball shade Black Blue Open for comment icon

204 High Street Lewes East Sussex BN7 2NS

Ref. No: SDNP/23/00822/LIS | Received: Mon 27 Feb 2023 | Validated: Mon 27 Feb 2023 | Status: Application in Progress

Comment:

Replacement front door, replacement front and rear windows, including the installation of a rear Juliette balcony and re-painting front of house

122 South Street Lewes East Sussex BN7 2BS

Ref. No: SDNP/23/00911/PRE | Received: Sun 26 Feb 2023 | Validated: Sun 26 Feb 2023 | Status: Decision Pending

Comment:

Replacement of timber windows to front and rear facing dormers Open for comment icon

22 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/23/00770/HOUS | Received: Wed 22 Feb 2023 | Validated: Wed 22 Feb 2023 | Status: Application in Progress

Comment:

Replacement of timber windows to front and rear facing dormers Open for comment icon

22 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/23/00771/LIS | Received: Wed 22 Feb 2023 | Validated: Wed 22 Feb 2023 | Status: Application in Progress

Comment:

Removal of awning on front elevation and associated investigations Open for comment icon

8 Mount Pleasant Lewes East Sussex BN7 2DH

Ref. No: SDNP/23/00690/LIS | Received: Fri 17 Feb 2023 | Validated: Thu 23 Feb 2023 | Status: Application in Progress

Comment:

Various internal structural and remedial works, to include strengthening structurally weakened first-floor joists, insertion of thermal batts between joists and re-covering of ceiling with wood fibre board & lime plaster; re-rendering of kitchen walls in lime plaster; installation of solid oak floorboards over insulated studwork structure to kitchen floor; kitchen relocation; and reinstation and strengthening of studwork and plasterboard and insertion of thermal insulation to two first floor bedrooms Open for comment icon

4 St James Street Lewes East Sussex BN7 1HR

Ref. No: SDNP/23/00618/LIS | Received: Mon 13 Feb 2023 | Validated: Thu 23 Feb 2023 | Status: Application in Progress

Comment:

Repaint window glazing bars and frames and two external doors on front elevation from white to Farrow and Ball shade Black Blue Open for comment icon

204 High Street Lewes East Sussex BN7 2NS

Ref. No: SDNP/23/00535/HOUS | Received: Wed 08 Feb 2023 |
Validated: Mon 27 Feb 2023 | Status: Application in Progress

Comment:

Ground floor side and rear extension and front and rear dormers Open for comment icon

1 Delaware Road Lewes East Sussex BN7 1LD

Ref. No: SDNP/22/05716/HOUS | Received: Thu 08 Dec 2022 |
Validated: Sat 25 Feb 2023 | Status: Application in Progress

Comment:

Section 73a retrospective application for single storey rear extension
Open for comment icon

4 St Nicholas Lane Lewes East Sussex BN7 2JY

Ref. No: SDNP/22/05028/HOUS | Received: Fri 28 Oct 2022 | Validated:
Thu 02 Mar 2023 | Status: Application in Progress

Comment: