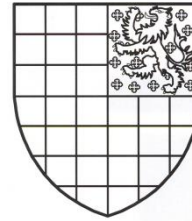


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**LEWES
TOWN
COUNCIL**

To: All Members of the Planning & Conservation Committee

A Meeting of the **Planning and Conservation Committee** will be held on **Tuesday 30th April 2019**, in the **Council Chamber, Town Hall, Lewes at 7.00pm** which you are summoned to attend.

S Brigden
Town Clerk
24th 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, 9th April 2019

6. PLANNING APPLICATIONS *:

To consider the relevant sections of the lists dated: 9th April 2019, 16th April 2019 and 23rd 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To note various contrary decisions; withdrawn applications; amendments; enquiries *etc.*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 Sx Police, M Caulfield MP; Friends of Lewes

MINUTES

of a meeting of the Planning Committee held on 9th April 2019, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs J Baah; 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 Ashby who was on holiday.

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 19th March 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 19th March 2019, 26th March 2019 and 2nd April 2019. Their comments are appended.

PC2017/127 MISCELLANEOUS PLANNING ISSUES: Members discussed the effectiveness of the enforcement regime within Lewes District Council (LDC). Concern was expressed that LDC resources were not adequate. This was considered unfair to those who pay fees when making applications.

The meeting ended at 7:45pm

Signed:

Date:

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:	No 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:	No 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:	No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/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:	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/19/01226/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:	No 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:	No 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:	No 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:	No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/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:	No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation <i>etc.</i>)		
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/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:	Members felt this was a sensible improvement.		
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:	No 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:	Members felt there was insufficient detail of the proposed appearance and OBJECT in principle to the use of plastic.		
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:	Members welcome this application, however wish to ensure historic details are retained (e.g. The Sun Insurance Plaque)		
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:	Members welcome this application, however wish to ensure historic details are retained (e.g. The Sun Insurance Plaque)		
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:	No comment although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation <i>etc.</i>)		

Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/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:	No 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:	Members were aware of concerns expressed by the neighbours and recognised these and requested that this application be called-in for consideration by the Planning Committee		
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:	No 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:	Members considered this an improvement		
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:	No objection, however Members noted comments of a neighbour regarding the close proximity to the boundary. Members also 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>)		

Lewes District Council			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01432/HOUS		
Type:	Householder		
Date Valid:	5 April 2019	Decision due:	31 May 2019
Case Officer:	Andrew Kubiak		
Applicant:	Mr J Harris		
Proposal:	Installation of wooden panelled fence the length to one side of the rear garden. The fence would be constructed using 6ft x 6ft wooden panels supported with concrete intermediate posts and would be seated on concrete gravel boards and erection of a 12ft x 12ft wooden summer house no higher than 2.5 m eave height seated on a concrete base at the bottom of my garden		
Location:	4 The Meadows		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01574/LIS		
Type:	Listed Building		
Date Valid:	1 April 2019	Decision due:	27 May 2019
Case Officer:	Andrew Kubiak		
Applicant:	Mrs Angela 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 rooflight on the rear pitch of the roof, and opening up the ceiling to rafter level and exposing the old roof trusses		
Location:	19 Eastport Lane, Lewes		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01596/LIS		
Type:	Listed Building		
Date Valid:	1 April 2019	Decision due:	27 May 2019
Case Officer:	Chris Connelley		
Applicant:	Mr O'Brien		
Mr O'Brien	Replacement of second floor sash windows to west elevation and associated works		
Location:	Flat 3 , 10 Waterloo Place		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01579/HOUS		
Type:	Householder		
Date Valid:	2 April 2019	Decision due:	28 May 2019
Case Officer:	April Parsons		
Applicant:	Ms Karen Miles		
Proposal:	Proposed works to property to include the instalation of roof lights to front and rear roof slopes and dormer to the rear, insulation to the rear first floor outrigger, erection of a single storey rear infill extension and redecoration of the front elevation.		
Location:	3 St Andrews Place , Southover Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01766/LIS		
Type:	Listed Building		
Date Valid:	7 April 2019	Decision due:	2 June 2019
Case Officer:	Mr Russell Pilfold (Lewes DC)		
Applicant:	Mr Andy Hemens		
Proposal:	Conversion of NW storage barn to garage/workshop with an annex – including bedroom, en-suite and a study/play room		
Location:	Meadow Barn, Landport Farm Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01728/HOUS		
Type:	Householder		
Date Valid:	9 April 2019	Decision due:	4 June 2019
Case Officer:	Sam Larke		
Applicant:	Mr & Mrs Liddicoat		
Proposal:	Demolish existing conservatory and erect new single storey rear extension along with rear terrace		
Location:	3 Gundreda Road		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01735/HOUS		
Type:	Householder		
Date Valid:	9 April 2019	Decision due:	4 June 2019
Case Officer:	Lucy Havard		
Applicant:	Mr & Mrs R Wilson		
Proposal:	Proposed single storey side and rear infill extension		
Location:	20 The Course		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01760/LIS		
Type:	Listed Building		
Date Valid:	10 April 2019	Decision due:	5 June 2019
Case Officer:	Robin Hirschfeld		
Applicant:	Lewes Quakers B Harwood		
Proposal:	Proposed replacement rear single and two storey extension. Internal modifications and restoration, external works.		
Location:	32 Friars Walk		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01797/LIS		
Type:	Listed Building		
Date Valid:	10 April 2019	Decision due:	5 June 2019
Case Officer:	Chris Connelley		
Applicant:	Miss Pippa Murray		
Proposal:	Proposed alterations to 4 Sun Street, include replacing the existing conservatory with a larger extension, updating the kitchen, consolidating services on ground and first floors, thermally and acoustically insulating adjoining walls with neighbouring properties and remedial works to the garden		
Location:	4 Sun Street		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01803/LDP		
Type:	Lawful Development Cert (Proposed)		
Date Valid:	11 April 2019	Decision due:	23 May 2019
Case Officer:	James Emery		
Applicant:	Miss Pippa Murray		
Proposal:	<p>Proposal: Garden: Remedial works to garden, digging out a portion of the centre to allow for a seating area. Digging up one manhole (provided there is building control approval) in order to extend extension at the rear of the property.</p> <p>Ground Floor: Replacement conservatory extension (increase of 4sqm foot print and 8 cubic metres), new floor, new kitchen, improvements to servicing throughout. Ventilation to cooker will require ventilation into bathroom above and out through rear wall. Insulation/acoustic layer required on walls with adjoining property to help with sound transferring between properties.</p> <p>First Floor: Re-arrangement of bathroom and improvements to servicing throughout. Insulation/acoustic layer required on walls with adjoining property to help with sound transferring between properties.</p>		
Location:	4 Sun Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01828/LIS		
Type:	Listed Building		
Date Valid:	12 April 2019	Decision due:	7 June 2019
Case Officer:	Jenny Martin		
Applicant:	Mr Joel Field		
Proposal:	Replacement of 4 no. Timber Vertical Sliding Sash Windows to the inner courtyard elevation of Newcastle House with new windows, to match existing.		
Location:	182 High Street		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01841/LIS		
Type:	Listed Building		
Date Valid:	15 April 2019	Decision due:	10 June 2019
Case Officer:	Jenny Martin		
Applicant:	Mr Joel Field		
Proposal:	Alteration of existing Courtroom interior to accommodate a secure dock facility for Defendants that pose a rise of absconding.		
Location:	182 High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/00126/HOUS		
Type:	Householder		
Date Valid:	14 January 2019	Decision due:	11 March 2019
Case Officer:	James Emery		
Applicant:	Mr & Mrs Weldon		
Proposal:	Proposed front porch and internal alterations		
Location:	1 Hawkenbury Way		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/00577/HOUS		
Type:	Householder		
Date Valid:	5 February 2019	Decision due:	2 April 2019
Case Officer:	James Emery		
Applicant:	Mr Thomas Bowcock		
Proposal:	Erection of single story flat roof rear and side extension. Loft conversion with rear facing flat roof dormer and roof lights to front elevation		
Location:	15 Fitzjohns Road		
Comment:			

Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01427/HOUS		
Type:	Householder		
Date Valid:	11 March 2019	Decision due:	6 May 2019
Case Officer:	April Parsons		
Applicant:	Dr Ellen Hockridge		
Proposal	Retention of a mobile home for use as annexe		
Location:	Ousedale House, Offham Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward
Case No:	SDNP/19/01481/PA3A		
Type:	Prior Approval CoU A3, A4, A5 to A1, A2		
Date Valid:	22 March 2019	Decision due:	17 May 2019
Case Officer:	April Parsons		
Applicant:	Ms Hannah Bibby		
Proposal:	Change of use from restaurant/cafe (A3) to financial services (A2) with internal alterations		
Location:	Prezzo		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Priory Ward
Case No:	SDNP/19/01551/HOUS		
Type:	Householder		
Date Valid:	16 April 2019	Decision due:	11 June 2019
Case Officer:	April Parsons		
Applicant:	Cooper		
Proposal:	Proposed loft conversion with the provision of 2 no. rooflights to the front elevation		
Location:	13 De Montfort Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Castle Ward

Case No:	SDNP/19/01867/HOUS		
Type:	Householder		
Date Valid:	16 April 2019	Decision due:	11 June 2019
Case Officer:	Robin Hirschfeld		
Applicant:	Ms Alina Sigaro & Guillermo Raffo		
Proposal:	Proposed construction of a separate timber frame garden studio (annexe) within rear garden of existing dwelling		
Location:	27 Newton Road		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01889/HOUS		
Type:	Householder		
Date Valid:	17 April 2019	Decision due:	12 June 2019
Case Officer:	Jenny Martin		
Applicant:	Mr & Mrs Ellis		
Proposal:	Cladding part of the East elevation with natural slate tiles		
Location:	Green Passage House, 49c Cliffe High Street		
Comment:			
Parish:	Lewes Town Council	Ward:	Lewes Bridge Ward
Case No:	SDNP/19/01890/LIS		
Type:	Listed Building		
Date Valid:	17 April 2019	Decision due:	12 June 2019
Case Officer:	Jenny Martin		
Applicant:	Mr & Mrs Ellis		
Proposal:	Cladding part of the East elevation with natural slate tiles		
Location:	Green Passage House, 49c Cliffe High Street		
Comment:			