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To: All members of the Planning Committee

A meeting of the **Planning Committee** will be held in the Council Chamber, Town Hall, Lewes, on 30 August 2022, at 7:00pm, which you are summoned to attend.

Laura Chrysostomou Town Clerk 24 August 2022

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

To agree the minutes of the meeting held on Tuesday 9 August 2022 (pages 3 to 10)

6 Chairmans Announcements

To receive any announcements from the Chair of the Committee

7 Presentation

To receive a presentation on progress for the Phoenix Project

8 Planning applications:

8.1 To consider the relevant sections of the lists dated 8 August 2022 (pages 11 to 14) 15 August 2022 (pages 15 to 16) and 22 August 2022 (pages 17 to 18)

10 North Street Quarter Task and Finish Group

To receive the notes of the meeting held on 23 August 2022 (pages 19 to 20)

11 Miscellaneous Planning Issues

To note various contrary decisions, withdrawn applications, amendments, enquiries etc



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Minutes of a Meeting of the Planning and Conservation Committee held in the CouncilChamber, Town Hall, Lewes on Tuesday 9 August 2022 at 7.00pm

Present: Councillors J Baah, S Catlin (Chair), E Clarke, J Lamb, M Milner and S Sains

In attendance: Committee Administrator

- **35. Apologies:** were received from Councillor Handy who was on holiday and Councillor Makepeace who had another commitment.
- 36. **Declarations of Interest**: There were none
- **37. Question Time:** There were none.
- **38. Minutes:** The Minutes of the meeting held on 19 July 2022 were received and signed as an accurate record.

39. Chair's announcements:

39.1 The Committee had been circulated a briefing note on an increasingly influential campaign known as The Greenest Building ... is the one that is already built. The Chair urged the Committee to use the briefing note as a guide when considering future planning applications that propose demolition to new build housing projects.

40. Presentation

- 40.1 The Chair welcomed Roger Blake, Vice-Chair of the London and South-East Regional Branch of Railfuture and Chris Page, National Chair.
- 40.2 Mr Blake explained to the Committee that Railfuture hold no power however they seek to influence decision makers at local, regional and national levels. Currently key influencers included Lewes Town Council (LTC), Lewes District Council (LDC), East Sussex County Council (ESCC) and the Department for Transport and Network Rail.
- 40.3 Several route options were available with one possible route through Ringmer.
- 40.4 Railfuture were engaged in two ways with LDC which as the planning authority is engaged in Development Planning and Development Management. Railfuture were consistently objecting to applications for outline planning permission for development in the Ringmer/Broyle Side gap to preserve that area as a possible route for a new Lewes-Uckfield rail link.
- 40.5 In 2013 Railfuture had commissioned a report 'Access and

- Connections: East Sussex' that had looked at economic linkages with transport and the report was influential in ESCC producing their first rail strategy.
- 40.6 Since Network Rail's Lewes-Uckfield Railway Line Re-instatement Study of 2008 it has been repeatedly demonstrated that there is no transport-led business case for a new rail link between Lewes and Uckfield.
- 40.7 The London and South Coast Rail Corridor Study 2017 set out a "new" approach to Lewes-Uckfield. Railfuture has adopted the new approach and has gone unchallenged. The new approach is based on planning actively for the long-term sustainable growth of population, homes and jobs.
- 40.8 The Transport for the South East (TfSE's) first report, the Economic Connectivity Review published in 2018 did not recognise the Brighton-Lewes-Uckfield-Tunbridge Wells corridor. As a result of Railfuture's influence, TfSE's draft Strategic Investment Plan does now recognise it as a resilient radial corridor. In the plan, the Railway Reinstatements Package would bring back into use the Uckfield-Lewes and the Tunbridge-Well West to Tunbridge Wells Central railways.
- 40.9 Railfuture had three requests of the Town Council:
 - to respond by 12 September to TfSE's consultation on its draft Strategic Investment Plan, in Section 2 highlighting 'Resilient Radial Corridors' as an investment priority
 - 2 Encourage LDC to adopt a 'Preferred Option' of a proactive approach to planning for sustainable long-term growth by agglomerating new development in a location which can be served on a new Lewes-Uckfield rail link.
 - 3 Encourage ESCC to reflect TfSe's Core and Rail Reinstatements Packages in its new Rail Strategy next year.

It was resolved that:

- 1 The presentation by Railfuture regarding the reinstatement of the Lewes-Uckfield railway line be noted.
- a copy of the TFSE's consultation on the draft Strategic Investment Plan would be sent to all Town Councillors.
- Lewes Town Council will participate in responding to the TfSE's consultation as set out in 1 above by 12 September 2022.
- 40.10 The Chair thanked Mr Blake and Mr Page for their extremely informative report.
- 41. Tree planting on East Sussex County Council Highways Land
 The Committee considered a letter from the Friends of Lewes
 requesting a letter in support from Lewes Town Council for tree
 planting on East Sussex County Council Highway land in Lewes. It
 was resolved that:

- **1.** Note the letter from the Friends of Lewes.
- 2. Delegated Authority be given to the Town Clerk to write a letter of support from Lewes Town Council for tree planting on East Sussex County Council Highways Land.
- **42. Planning Applications:** The committee considered the relevant sections of the lists of applications validated in the weeks commencing 18 July, 25 July and 1 August 2022. Their comments are appended.

43. North Street Quarter Task and Finish Group

The Committee considered the notes of the North Street Quarter Task and Finish Group meeting. **It was resolved that:**

- 1. The notes of the North Street Quarter Task and Finish Group meeting were agreed
- **44. Miscellaneous Planning Issues:** The Chair informed the Committee of the following contrary decisions and withdrawn applications.
- 44.1 Contrary Decisions (LTC objected LDC/SDNPA approved):

39 Abinger Place	SDNP/22/00295/HOUS
90 High Street	SDNP/22/00782/FUL &

SDNP/22/00783

137-139 Coombe Court, Malling Street SDNP/22/01061/FUL 23 Houndean Rise SDNP/22/02159/HOUS 9 St Michaels Terrace SDNP/22/02304/HOUS

44.2 Contrary Decisions (LDC/SDNPA refused – LTC neutral/support)

26 Malling Street SDNP/21/04001/FUL
38 Highdown Road SDNP/21/05538/HOUS
38 The Avenue SDNP/22/01775/CND
1 Priory Terrace SDNP/22/01815/HOUS

44.3 Withdrawn Applications

HM Prison SDNP/21/03991/FUL
The White House, Eastgate Wharf SDNP/22/00879/FUL
82 South Street SDNP/22/01030/DCOND
117 High Street SDNP/22/01188/LIS
67 The Avenue SDNP/22/01404/HOUS

The meeting ended at 8:03pm
Signed:
Date:

Appendix 1

Discharge of conditions 3 (schedule of external materials finishes and samples) and 4 (details of proposed meadow/green roof) related to Planning Application SDNP/22/00897/HOUS The Workshop Pipe Passage

Ref. No: SDNP/22/03343/DCOND | Received: Thu 14 Jul 2022 | Validated: Thu 14 Jul 2020 | Validated: Thu 14

Jul 2022 | Status: Application in Progress

Comment:

Councillors note this application

Demolition of existing rear conservatory and bay window from previous extension, to allow for a small extension along the rear elevation to provide a more spacious kitchen / diner 18 Houndean Rise

Ref. No: SDNP/22/03340/LDP | Received: Thu 14 Jul 2022 | Validated: Thu 14 Jul 2022 | Status: Application in Progress

Comment:

Councillors note this application and would recommend a green roof

Erection of balustrading to the first-floor rear balcony 10 - 11 Priory Crescent Ref. No: SDNP/22/03353/PRE | Received: Wed 13 Jul 2022 | Validated: Fri 15 Jul 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application at their meeting on 15 June 2022

New access footpath on north side of pitch, installation of improved drainage to pitch with new pitch surface, and installation of pump equipment and housing The Dripping Pan

Ref. No: SDNP/22/03323/FUL | Received: Wed 13 Jul 2022 | Validated: Wed 13 Jul 2022 | Status: Application in Progress

Comment:

Councillors support this application although noted that the work had already been carried out

Discharge of Conditions 7 (details of repairs and structural works) and 9 (details of hard and soft landscaping) related to planning application SDNP/17/02200/FUL St Anne's Church

Ref. No: SDNP/22/03275/DCOND | Received: Tue 12 Jul 2022 | Validated: Tue 12 Jul 2022 | Status: Application in Progress

Councillors note this application

Remove velux window to garage roof and replace with dormer window Withypool Kingston Road

Ref. No: SDNP/22/03290/LDP | Received: Tue 12 Jul 2022 | Validated: Tue 12 Jul

2022 | Status: Application in Progress

Comment:

Councillors were unable to comment due to limited information in the application.

Height reduction of existing flint wall on Western Border Pelham House

Ref. No: SDNP/22/03338/PRE | Received: Mon 11 Jul 2022 | Validated: Wed 13 Jul

2022 | Status: Application in Progress

Comment:

Councillors were unable to comment due to limited information in the application. However, Councillors object to this application in that historic flint walls in the town should be preserved in their entirety.

Replacement of existing UPVC casement front bay windows with timber casement windows 19 Cleve Terrace

Ref. No: SDNP/22/03166/HOUS | Received: Tue 05 Jul 2022 | Validated: Mon 11 Jul

2022 | Status: Application in Progress

Comment:

Councillors support this application

Erection of single storey rear extension and porch, both flat roofed 6 Prince Edwards Road Ref. No: SDNP/22/03434/LDP | Received: Thu 21 Jul 2022 | Validated: Thu 21 Jul 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application although they would recommend a green roof and that the applicant be referred to the SDNPA Dark Skies Policy

Replacement single story rear extension 4 Grange Road

Ref. No: SDNP/22/03445/PRE | Received: Wed 20 Jul 2022 | Validated: Wed 20 Jul 2022 | Status: Application in Progress

Comment:

Councillors regret that no information was available on this application and therefore were unable to comment

Replacement front windows and door 2 Cluny Street

Ref. No: SDNP/22/03449/PRE | Received: Tue 19 Jul 2022 | Validated: Tue 19 Jul 2022 |

Status: Application in Progress

Comment:

Councillors regret that no information was available on this application and therefore were unable to comment

Discharge of conditions 32, 34 and 35 relating to planning approval SDNP/17/00387/FUL Land at Southdowns Road

Ref. No: SDNP/22/03403/DCOND | Received: Tue 19 Jul 2022 | Validated: Tue 19 Jul 2022

| Status: Application in Progress

Comment:

Councillors note this application

Removal of condition 3 for change of use to achieve 2no. separate dwellings 6 The Lynchets Ref. No: SDNP/22/03421/PRE | Received: Mon 18 Jul 2022 | Validated: Tue 19 Jul 2022 | Status: Application in Progress

Comment:

Councillors regret that no information was available on this application and therefore were unable to comment

Loft conversion, basement extension and internal alterations to a Grade II listed building 13 Mount Pleasant

Ref. No: SDNP/22/03227/HOUS | Received: Fri 08 Jul 2022 | Validated: Wed 20 Jul 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Loft conversion, basement extension and internal alterations to a Grade II listed building. 13 Mount Pleasant

Ref. No: SDNP/22/03228/LIS | Received: Fri 08 Jul 2022 | Validated: Wed 20 Jul 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Discharge of Condition No. 17 (Boundary Treatments in Phase 1) of Planning Consent SDNP/15/01303/FUL Land at Southdowns Road

Ref. No: SDNP/22/02366/DCOND | Received: Tue 17 May 2022 | Validated: Tue 17 May

2022 | Status: Application in Progress

Comment:

Councillors note this application

Extension of permitted temporary recreation use for the Horse Box Bar from 28 days to 78 days per calendar year

Paddock Field North of The Residential Enclave The Old Racecourse

Ref. No: SDNP/22/03388/FUL | Received: Tue 19 Jul 2022 | Validated: Tue 19 Jul 2022 |

Status: Application in Progress

Comment:

Councillors objected to this application due to the lack of consultation with near neighbours and the development obstructing the recorded route of a public bridleway

NB This application has been called in by the SDNPA

Change of use from commercial equestrian use (Sui Generis) to class E(g) including internal alterations to the existing building to accommodate 4 commercial units and external alterations to front and rear elevations.

County Stables The Motor Road Old Racecourse

Ref. No: SDNP/22/03385/FUL | Received: Tue 19 Jul 2022 | Validated: Tue 19 Jul 2022 |

Status: Application in Progress

Comment:

Councillors object to this application in that commercialisation in that area would be out of keeping with the natural environment

Replacement 2no. sliding sash windows on front street elevations 15 Valence Road Ref. No: SDNP/22/03632/PRE | Received: Thu 28 Jul 2022 | Validated: Thu 28 Jul 2022 | Status: Application in Progress

Comment:

Councillors note this application

Erection of new two storey dwelling with alterations to the northern boundary wall 207 High Street

Ref. No: SDNP/22/03497/FUL | Received: Tue 26 Jul 2022 | Validated: Tue 26 Jul 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application although raised concern about the proposal overlooking neighbouring properties. This application appears to meet the criteria applied in respect of improving the Swift nesting opportunities and it is recommended that the applicant is encouraged to consult with lewesswifts@gmail.com to investigate the potential to include Swift-bricks or similar during the project.

New grille and vent ductwork 3 Bell Lane

Ref. No: SDNP/22/03135/FUL | Received: Mon 04 Jul 2022 | Validated: Fri 08 Jul 2022 |

Status: Application in Progress

Comment:

Councillors support this application

Demolition of existing outbuilding and replacement with new garden room at the rear 117 High Street

Ref. No: SDNP/22/02977/LIS | Received: Thu 23 Jun 2022 | Validated: Fri 22 Jul 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Demolition of existing outbuilding and replacement with new garden room at the rear 117 High Street

Ref. No: SDNP/22/02976/HOUS | Received: Thu 23 Jun 2022 | Validated: Fri 22 Jul 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application

Erection of platform connecting rear door to existing terrace, addition of steps to existing terrace, and addition of balustrade to new platform and existing terrace
77 Highdown Road

Ref. No: SDNP/22/02966/HOUS | Received: Thu 23 Jun 2022 | Validated: Thu 21 Jul 2022 |

Status: Application in Progress

Comment:

Councillors were neutral on this application



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MEMORANDUM

To: All Councillors
Date: 10 August 2022

Subject: Planning Applications validated for week of 8 August 2022

The following planning applications have been validated by the planning authority for the week of 8 August 2022. 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 30 August 2022

Various external works including replacement signage with manifestation to doors add 2 no community advertising boards, update existing external lighting to signage with new slim line LED fittings, re-painting of window and door frames, re-location of existing letter box, and removal of existing fire exit 1 Station Road

Ref. No: SDNP/22/03639/PRE | Received: Mon 01 Aug 2022 | Validated: Tue 02

Aug 2022 | Status: Application in Progress

Comment:

Use of land for vehicle rental, erection of temporary office and ancillary facilities The Forecourt Court Road Car Park

Ref. No: SDNP/22/03583/FUL | Received: Fri 29 Jul 2022 | Validated: Fri 29 Jul

2022 | Status: Application in Progress

Comment:

Construction of part single-storey, part two-storey side and rear extension, alterations to fenestration, and demolition of existing side and rear extension 2 St Pancras Road

Ref. No: SDNP/22/03498/HOUS | Received: Tue 26 Jul 2022 | Validated: Tue 02

Aug 2022 | Status: Application in Progress

THIS APPLICATION HAS BEEN CALLED IN BY THE SDNPA

Construction of three commercial buildings for light industrial or warehouse/trade counter use (Class E or B8). Retention of existing watercourse and creation of landscaped biodiversity buffer zone along north and eastern boundaries. Existing access road to be extended with vehicle turning area and associated parking and cycle parking to be provided. Land East of Malling Industrial Estate Brooks Road Ref. No: SDNP/22/03451/FUL | Received: Thu 21 Jul 2022 | Validated: Mon 01 Aug 2022 | Status: Application in Progress

Comment:

Two storey side extension, replacement windows and installation of air source heat pump 75 Highdown Road

Ref. No: SDNP/22/03359/HOUS | Received: Fri 15 Jul 2022 | Validated: Tue 02 Aug

2022 | Status: Application in Progress

Comment:

Removal of panes of glass from two windows on the first-floor south elevation, installation of aluminium louvre fixed to the window frames, the louvres will be mill finish to match existing louvres already installed in the building Automatic Telephone Exchange North Street

Ref. No: SDNP/22/03281/FUL | Received: Tue 12 Jul 2022 | Validated: Mon 18 Jul

2022 | Status: Application in Progress

Comment:

Digital display (TV) screen placed in window bed of shop, illuminated/switched during set hours that can be changed - brightness can also be adjusted 217 High Street

Ref. No: SDNP/22/03271/ADV | Received: Tue 12 Jul 2022 | Validated: Fri 29 Jul

2022 | Status: Application in Progress

Installation of new ducting to rear of property, addition of 1 slimline roof lantern, addition of green roof onto existing flat roof, upgraded door to rear of property 84 Flat High Street

Ref. No: SDNP/22/03222/FUL | Received: Thu 07 Jul 2022 | Validated: Thu 14 Jul

2022 | Status: Application in Progress

Comment:

Variation of condition 2 (plans) related to Planning Application SDNP/16/04707 to allow changes to the boot room on the ground floor with the removal of an external doorway and insertion of patio doors (on the front elevation) to improve light to the living space. The Royal British Legion Morris Road

Ref. No: SDNP/22/03188/CND | Received: Wed 06 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Application in Progress

Comment:

Installation of new dormer to rear and repairs to roof. 3 Mount Street

Pot No: SDND/22/03120/HOUS | Possived: Mon 04 Jul 2022 | Validate

Ref. No: SDNP/22/03129/HOUS | Received: Mon 04 Jul 2022 | Validated: Wed 27

Jul 2022 | Status: Application in Progress

Comment:

External painting, like for like, woodwork and walls in existing colours. Flat 1 1 Friars Walk

Ref. No: SDNP/22/03098/LIS | Received: Thu 30 Jun 2022 | Validated: Sun 10 Jul

2022 | Status: Application in Progress

Single storey in-fill rear extension. 27 Priory Street Lewes

Ref. No: SDNP/22/03050/HOUS | Received: Tue 28 Jun 2022 | Validated: Mon 01

Aug 2022 | Status: Application in Progress

Comment:

Replacement of existing inconsistent field fencing with new split chestnut post and rail fencing Rhylstone The Motor Road Old Racecourse

Ref. No: SDNP/22/03387/HOUS | Received: Tue 19 Jul 2022 | Validated: Tue 02

Aug 2022 | Status: Application in Progress



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MEMORANDUM

To: Planning and Conservation Committee

Date: 22 August 2022

Subject: Planning Applications validated for week of 15 August 2022

The following planning applications have been validated by the planning authority for the week of 15 August 2022. 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 30 August 2022

Replacement of structural beam at first floor front elevation, lateral restraint to flank walls at first and second floor and repairs to internal plaster 23 Cliffe High Street Ref. No: SDNP/22/03653/LIS | Received: Wed 03 Aug 2022 | Validated: Mon 08 Aug 2022 | Status: Application in Progress

Comment:

Redevelopment of 'former auction rooms' into ten residential units Garden Street Auction Rooms

Ref. No: SDNP/22/03728/PRE | Received: Tue 02 Aug 2022 | Validated: Tue 02 Aug

2022 | Status: Application in Progress

Garage conversion to a habitable space, with windows to match existing and wall to be of similar or matching appearance to existing 6 Prince Edwards Road Ref. No: SDNP/22/03435/HOUS | Received: Thu 21 Jul 2022 | Validated: Thu 21 Jul 2022 | Status: Application in Progress

Comment:

Replacement lean to garden room to the rear and replacement of existing shed with linear storage 51 New Road Lewes

Ref. No: SDNP/22/03436/HOUS | Received: Thu 21 Jul 2022 | Validated: Thu 21 Jul

2022 | Status: Application in Progress

Comment:

Installation of detached covered pergola to existing beer garden The Tally Ho Ref. No: SDNP/22/03362/FUL | Received: Fri 15 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Application in Progress

Comment:

Installation of rooftop solar panels 18 Barons Walk

Ref. No: SDNP/22/03381/HOUS | Received: Thu 14 Jul 2022 | Validated: Thu 28 Jul

2022 | Status: Application in Progress



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MEMORANDUM

To: Planning and Conservation Committee

Date: 23 August 2022

Subject: Planning Applications validated for week of 22 August 2022

The following planning applications have been validated by the planning authority for the week of 22 August 2022. 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 30 August 2022

Images of rear elevation with materials to match existing (Condition 3), obscured glazed on side elevation (condition 2), development was done before one year had elapsed and building regulations approval obtained (Condition 4) and done in accordance with submitted drawings (Condition 5) 6 Dorset Road

Ref. No: SDNP/22/03766/DCOND | Received: Thu 11 Aug 2022 | Validated: Thu 11 Aug 2022 | Status: Application in Progress

Comment:

Repairs to sash windows and associated cills/surrounds to south elevation 141 High Street

Ref. No: SDNP/22/03220/LIS | Received: Thu 07 Jul 2022 | Validated: Wed 03 Aug

2022 | Status: Application in Progress

Repointing of a maximum of 20% of the joints on the front brick portion of the house, repointing of the coping stones at the front top of the house. Placement of hessian sheeting for up to a month to allow drying time 2 Keere Street

Ref. No: SDNP/22/03148/LIS | Received: Mon 04 Jul 2022 | Validated: Wed 03 Aug 2022 | Status: Application in Progress



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Notes of a meeting of the North Street Quarter Task and Finish Group held on Tuesday 23 August 2022 in the Yarrow Room, Town Hall, Lewes at 10.00am.

Present:

Councillor S Catlin Councillor E Clarke Councillor J Lamb Councillor J Vernon Councillor K Wood

In attendance:

Committee Administrator

1. Apologies

There were apologies from Councillor Makepeace who was on holiday

2. Members' declarations of interests

There were none.

3. Confidentiality

The importance of adhering to any confidentiality requirements was discussed.

3. Updates

Councillor Clarke gave an oral update to the group following her attendance in a personal capacity at a second meeting of an Affordable Housing and Affordable Living working group run by the North Street Quarter Developer. Councillor Clarke explained that all information shared at that meeting was strictly confidential until the developer releases information or submits a planning application which was anticipated in the Autumn. The group looked at a draft affordable housing analysis that had been discussed by the developer's working group looking at types of housing needs in Lewes and whether proposed houses would be affordable to buy or Lewes Low-Cost Housing (LLCH).

The T&F group agreed that they would support the maximum amount possible of LLCH in the developer's proposal.

Councillor Clarke also updated the group on an Access and Mobility working group run by the developer and attended by people who live with a disability

or mobility issues and representatives from the Lewes Area Access Group and active travel groups in the town. Their discussions had focused on disability and accessible travel and affordable and green transport.

4. Date of next Task and Finish group meeting

It was agreed that a meeting for the group would be arranged following a Planning Training Workshop arranged for all Town Councillors on 8 September 2022.