



## **MINUTES**

of a meeting of the **Planning Committee** held on **Tuesday 3<sup>rd</sup> December 2019**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

**Present:** Cllrs J Baah, S Catlin (*Chairman*); R Handy and I Makepeace

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

**PC2019/0070**

**APOLOGIES FOR ABSENCE:** Apologies had been received from Cllrs J Herbert who had a family commitment, J Lamb who had a Mayoral engagement, W Maples who was attending a Women in Business event, M Milner who had a family commitment and S Sains who had suffered a family bereavement.

**It was resolved that:**

**PC2019/0070.1** Apologies for absence from this meeting are noted

**PC2019/0071**

**MEMBERS' DECLARATIONS OF INTEREST:** There were none.

**PC2019/0072**

**QUESTION TIME:** There were no questions.

**PC2019/0073**

**CHAIRMAN'S ANNOUNCEMENTS:** There were none.

**PC2019/0074**

**MINUTES:** The Minutes of the meeting held on 12<sup>th</sup> November 2019 were received and signed as an accurate record.

**PC2019/0075**

**PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 11<sup>th</sup>, 18<sup>th</sup> November and 25<sup>th</sup> November 2019. Their comments are appended.

**PC2019/0076**

**MISCELLANEOUS PLANNING ISSUES:** Members were informed that:

i) A letter had been received from agents acting for North Street Quarter Ltd and Lewes District Council regarding:

Notice Under Article 10 of the Town and County Planning (Development Management Procedure) (England) Order 2015 -Site at North Street Industrial Estate, Lewes, BN7 2PQ – Planning Permission: *SDNP/18/06615/REM* in accordance with Outline Permission Ref: *SDNP/15/01146/FUL* – Section 96a Non-Material Amendment.

They had been instructed by North Street Quarter Ltd and Lewes District Council, following the approval of *SDNP/18/06615/REM* (12<sup>th</sup> April 2019) in accordance with Permission *SDNP/15/01146/FUL*, to submit a planning application on their behalf, seeking approval of a non-material amendment to the North Street Quarter site, relating to Phases 2 & 3.

The amendment was to links between properties along Peppermill Court, to facilitate more usable amenity areas, and also some internal alterations resulting in increased floor area for these properties.

ii) A Protocol had been adopted by the South Downs National Park Authority regarding consultation with Qualifying Bodies on Pre- Application Advice:

**Purpose**

- To invite Qualifying Bodies (QB) to provide a formal response to the South Downs National Party Authority (SDNPA) with regard to pre-application advice requests.

- To enable discussion between SDNP and the QBs to ensure concerns/issues were identified as early as possible and dialogue established to explain and where possible resolve any conflict between parties in relation to the proposals.

iii) An email had been received from the Chair of the Egrets Way project, advising of recent good news. The supporters of the Egrets Way had recently been informed that their bid for an additional £113,000 of Council's Infrastructure Levy (CIL) funds from the South Downs National Park Authority had been approved. This was in addition to an award from Lewes District Council (CIL). These grants would now make it possible for work to get started on the route from Newhaven to Piddinghoe early in the New Year. Planning permission and landowners' agreements in principle for allowing access to their land along the River Ouse had already been secured in early 2019, and now the process of securing formal legal agreements from the landowners and development the construction specification could begin. This would mean the Egrets Way should have an additional 1.1km of surfaced path in 2020.

*The meeting ended at 7.25pm*

Signed: .....

Date: .....

**Addition of 2 level platforms and a ramp to the rear of the property Brooklands 26 Southover High Street Lewes BN7 1HU**

Ref. No: SDNP/19/05335/HOUS | Received: Thu 07 Nov 2019 | Validated: Mon 11 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Proposed loft conversion with rear dormer and front rooflights, proposed front porch extension and conversion of garage to playroom 36 Gundreda Road Lewes East Sussex BN7 1PX**

Ref. No: SDNP/19/05112/HOUS | Received: Mon 21 Oct 2019 | Validated: Tue 29 Oct 2019 | Status: Application in Progress

**Comment:**

No comment

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**New shop front signage and gallows bracket signage to the front of the building 42 High Street Lewes BN7 2DD**

Ref. No: SDNP/19/05055/LIS | Received: Fri 18 Oct 2019 | Validated: Tue 29 Oct 2019 | Status: Application in Progress

**Comment:**

No comment

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**Proposed replacement of existing timber framed window units with new double glazed (Aluminium) extruded profiles St Thomas' Court Cliffe High Street Lewes East Sussex**

Ref. No: SDNP/19/05052/FUL | Received: Fri 18 Oct 2019 | Validated: Wed 06 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Replacing and repairing slate roof and re-using existing slate in addition to replacing rainwater goods, the installation of new windows and repair of broken fencing 15 Friars Walk Lewes East Sussex BN7 2LE**

Ref. No: SDNP/19/05000/FUL | Received: Tue 15 Oct 2019 | Validated: Tue 05 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Replacing and repairing slate roof and re-using existing slate in addition to replacing rainwater goods, the installation of new windows and repair of broken fencing 15 Friars Walk Lewes East Sussex BN7 2LE**

Ref. No: SDNP/19/05002/LIS | Received: Tue 15 Oct 2019 | Validated: Tue 05 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Construction of single storey rear-extension to replace the existing conservatory including part-conversion of existing garage into a utility room, with access from main building. Installation of two windows (west-facing) on ground floor living room. Minor alterations to existing main entrance with roof light overhead 35 Montacute Road Lewes BN7 1EP**

Ref. No: SDNP/19/04947/HOUS | Received: Mon 14 Oct 2019 | Validated: Mon 04 Nov 2019 | Status: Application in Progress

**Comment:**

Members had no objection in principle but recommended that consideration be given for a 'green' roof to the single storey rear-extension.

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**Replacement of existing single-glazed timber framed windows with double-glazed, PVCu units Reed Court 38 Boughy Place Lewes East Sussex**

Ref. No: SDNP/19/04830/FUL | Received: Mon 07 Oct 2019 | Validated: Thu 07 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Proposed rear extension and garage conversion 14 Southcliffe Lewes East Sussex BN7 2BZ**

Ref. No: SDNP/19/05417/HOUS | Received: Mon 11 Nov 2019 | Validated: Tue 12 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Internal alterations to create additional bedrooms in maisonette and erection of a shelter for a freezer at the rear yard of the restaurant 162 High Street Lewes BN7 1XU**

Ref. No: SDNP/19/05293/LIS | Received: Tue 05 Nov 2019 | Validated: Thu 07 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Internal alterations to create additional bedrooms in maisonette and erection of a shelter for a freezer at the rear yard of the restaurant 162 High Street Lewes BN7 1XU**

Ref. No: SDNP/19/05292/FUL | Received: Tue 05 Nov 2019 | Validated: Thu 07 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Replacement of shop entrance door and windows to the front elevation 4 Market Lane Lewes BN7 2NT**

Ref. No: SDNP/19/05188/FUL | Received: Mon 28 Oct 2019 | Validated: Fri 15 Nov 2019 | Status: Application in Progress

**Comment:**

No comment

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**Insertion of new windows at first floor level. The Kings Head 9 Southover High Street Lewes BN7 1HS**

Ref. No: SDNP/19/05471/FUL | Received: Fri 15 Nov 2019 | Validated: Fri 22 Nov 2019 | Status: Application in Progress

**Comment:**

Members felt there was insufficient detail in the application to make an informed comment.

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**Erection of front porch, single storey rear extension and loft conversion with hip to gable roof extension and rear dormer 18 East Way Lewes BN7 1NG**

Ref. No: SDNP/19/05457/HOUS | Received: Thu 14 Nov 2019 | Validated: Wed 20 Nov 2019 | Status: Application in Progress

**Comment:**

Members had no objection in principle but asked that consideration be given for a 'green' roof to the single storey rear-extension.

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**Erection of front porch and first floor rear extension 8 Middle Way Lewes BN7 1NH**

Ref. No: SDNP/19/05397/HOUS | Received: Tue 12 Nov 2019 | Validated: Wed 20 Nov 2019 | Status: Application in Progress

**Comment:**

Members had no objection in principle but asked that consideration be given for a 'green' roof to the single storey rear-extension and it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see if a Swift nest box (or other conservation element) might be incorporated as part of the development (subject to Planning regulations *etc*)

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**Change of use of workshops (B1) to two self-contained flats (C3) with two storey rear extension 3 Fisher Street Lewes BN7 2DG**

Ref. No: SDNP/19/05316/FUL | Received: Tue 05 Nov 2019 | Validated: Fri 08 Nov 2019 | Status: Application in Progress

**Comment:**

No objection although it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see if a Swift nest box (or other conservation element) might be incorporated as part of the development (subject to Planning regulations *etc*)