



Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 8 November 2022 at 7.00pm

Present: Councillors, E Clarke, R Handy, J Lamb, I Makepeace, Dr W Maples (not appointed to the committee) and M Milner

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

In attendance: Town Clerk and Committee Administrator

70. **Apologies:** There were apologies from Councillors Baah and Catlin who were unwell and Councillor Sains who had Mayoral business to attend to.
71. **Declarations of Interest:** Councillor Makepeace declared an interest in SDNP/22/04605/HOUS – 48 North Way, in that the applicant is a near neighbour.
72. **Question Time:** There were seven members of the public present.
73. **Minutes:** The Minutes of the meeting held on 11 October 2022 were received and signed as a true copy.
74. **Chairs announcements:** The Chair informed the committee that items on the agenda would be taken in a different order to prioritise the consultations with earlier closing dates.
75. **Planning Applications:** The committee considered the relevant sections of the lists of applications validated in the weeks commencing 10 October 2022, 17 October 2022, 24 October 2022 and 31 October 2022. Their comments are appended.
76. **Lewes Parking Review 2022 formal consultation:**
 - 76.1. Following an initial consultation in May 2022, the Committee considered whether they support the formal proposals or make an objection.
 - 76.2. **It was resolved that** the committee had no further comments to add to the Lewes Parking Review 2022.
77. **East Sussex Local Transport Plan 4 consultation:**
 - 77.1. East Sussex County Council had launched the review of their fourth Local Transport Plan. The review of the plan was in two stages. Stage 1 – Scoping Phase and Stage 2 – Strategy Development. The Committee considered Themes, Issues and Opportunities in the consultation.

77.2. It was resolved that, the Committee's responses set out in 76.3, 76.4 and 76.5 be recommended to Full Council.

77.3. Question 1: Which themes do you feel are most important?
The Planning Committee recommend that all themes are important.

77.4. Question 2: What themes do you think have been missed?

1. Transport Hierarchy
2. Culture Change (to drive use of active travel & public transport)
3. Housing and transport
4. Impact and well-being (impact on residents, vulnerable, noise)
5. Mobility (Every village, every hour)
6. Planning and infrastructure
7. Cost benefit analysis, accountability and key performance indicators

Issues:

1. Lack of bus station for the Town of Lewes.
2. Cost benefit analysis
3. The hierarchy focuses on growth rather than community
4. Silo approach
5. Lack of cycle paths and patchy provision create a barrier to cycling
6. Congestion in towns, poor air quality, make a negative experience for pedestrians
7. Need to change the culture so that pedestrians and cyclists are equal and feel welcomed. Help motorists support pedestrians and cyclists.
8. The most vulnerable/least able should be at the top of the hierarchy. The lack of a dedicated Access Officer to inform strategic planning results in the needs of these groups being overlooked and neglected.
9. Cost of public transport makes it prohibitive
10. Lack of reliability of public transport
11. Connectivity between buses and trains is poor and not user friendly
12. Lack of rural transport, no Lewes to Uckfield line
13. Lack of cycle infrastructure between Lewes and Seaford and Lewes and Newhaven. Increased regeneration in Newhaven so need to improve the cycle infrastructure to maximise benefit of this investment.

Opportunities:

1. Bus station/interchange for Lewes.
2. Reinstate the Lewes to Uckfield line.
3. 'Every village, every hour, bus report CPRE 2021' – mobility as a human right
4. To improve and increase cycle routes and in doing so consider material used and road calming measures that are cycle friendly
5. To reduce through traffic in Lewes Town. Potential for traffic free days linked with events, building caveats in for those where circumstances or disability means they can't do that.
6. Greener buses and demand response travel enabling different sized buses at different times of the day.
7. Opportunity to involve creative and alternative transportation such as micro scooters, e-cargo bikes, car clubs, charging points

8. Reduce speed limits by increasing the 20mph speed limit across Lewes
9. Invest in young people cycling so that every child has the opportunity to take their cycling proficiency test before leaving primary school.
10. Explore cycle to school schemes (like cycle to work schemes)
11. Reduce car parking quota for houses to encourage active travel

77.5. Other:

Lewes Town Council should ask to see the data that informs the plan. The documents section on the website contained nothing.

78. East Sussex Enhanced Partnership Plan and Scheme: Stakeholder Consultation:

- 78.1. East Sussex County Council had written to all key stakeholders requesting feedback and comments on the Enhanced Partnership Plan and Scheme Consultation.
- 78.2. It was resolved that the Committee's recommendation set out in 78.3 to 78.7 be made to Full Council.
- 78.3. Can money be vired from one allocation to another? £300,000 is not enough for transport hubs especially when Lewes needs a bus station.
- 78.4. Lewes Town Council strongly supports reduction in tariffs and increased frequency of services and improvements to services.
- 78.5. Page 11 of the Plan, section 3.9 details assumptions. Lewes Town Council would encourage ESCC to challenge some of those assumptions and be creative in looking for opportunities for example the assumption there will be no clean air zones.
- 78.6. Lewes Town Council would like to be included in the governance structure, particularly given it has Service Funding Agreements with two bus companies.
- 78.7. Query as to whether DDRT (Digital Demand Responsive Transport) had been dropped but it is suggested as an option in Appendix A, page 62. Is it there for rural areas?

79. South Downs National Park Authority – Consultation on the draft Brooks Road Planning Brief

- 79.1. The chair invited members of the public present to speak on the item and their comments were noted by the Committee.
- 79.2. The Committee then considered the draft Planning Brief that had been prepared for the Brooks Road area of central Lewes.
- 79.3. The Town Clerk reported back on a discussion with the SDNPA who had stated that the brief had been developed as short guidance based on the Local Plan (LP) and the Lewes Neighbourhood Development Plan (NDP), giving a steer for Brooks Road. Whilst the focus is on Brooks Road, and making better connections to the Town, it doesn't exclude the rest of Town, but there is the LP and NDP for that. The brief is about creating a "one pager" for the Brooks Road area, highlighting all the bits relevant to that area. For this reason, it's not new policy and can't bring in new policy.
- 79.4. The Committee resolved to respond as follows:

1. Where public authorities own land in the area they should be encouraged by the SDNPA to support affordable housing in Lewes.
2. What research has been undertaken to determine what the employment hub needs are in the area and should the SDNPA, East Sussex County Council (ESCC), Lewes District Council (LDC) and Lewes Town Council (LTC) collaborate to promote the town as an employment hub.
3. Is there any potential to provide multifunctional open spaces that include food growing?
4. The brief encourages potential developers to make use of Pre Application advice. The brief should explain the tiers of local authority in the brief and encourage applicants to engage early with County, District and Town Councils.
5. Will the public have access to electric charging points given this will be a destination point to access shopping or to attend work in the area?
6. There is a lack of waste and dog waste bins throughout the area.
7. The brief should stress the importance of pedestrian and cycle infrastructure in the area. Is there a timescale for pedestrian infrastructure in the area? Roads to some locations seem to be unnamed. Crossing Brooks Road to Davey's Lane is extremely dangerous. The area is not pedestrian or cyclist friendly and there needs to be user friendly routes in place to reach recreational spaces and the Town. For example a cycle path on Mayhew Way is referred to, however this is not an adequate cycle path.
8. The brief should be strengthened regarding low-cost housing, speeding restrictions with a 20 mile per hour limit and car free travel.
9. Is there a definition for mixed use and a ratio that can be applied to this area?
10. Should the Article 4 Directive be extended for the Brooks Road area?
11. There was concern that the employment spaces may be left empty. It is important to ensure there is research and evidence. There is a need to ensure that there are employment opportunities in Lewes. What are the targets for housing and employment in this Brooks Road area? Developers should be encouraged to develop good schemes and Lewes District Council should offer discounted business rates.
12. Without targets for housing and employment in the area, which informs infrastructure such as bus routes, a piecemeal approach to development should be avoided.

13. The area will be a major thoroughfare when the Old Malling Farm site is developed, and this would need to be taken fully into account.

80. Planning Training – 8 September 2022:

80.1. This item was deferred until the next meeting of the Planning Committee on 29 November 2022

81. Miscellaneous Planning Issues: There were none.

The meeting ended at 9.40pm

Signed:

Date:

Appendix 1

Discharge of Condition 3 (Programme of Archaeological works) of Planning Approval SDNP/21/06027/FUL. Grazing Land adjacent Stanley Turner Recreation Ground Kingston Road Lewes East Sussex

Ref. No: SDNP/22/04705/DCOND | Received: Thu 06 Oct 2022 | Validated: Mon 10 Oct 2022 | Status: Application in Progress

Comment:

Councillors note this application

Replacement of cedar shingles external wall cladding with cedar fibre cement board external wall cladding 48 North Way

Ref. No: SDNP/22/04605/HOUS | Received: Wed 05 Oct 2022 | Validated: Fri 07 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Replacement of cedar shingles external wall cladding with cedar fibre cement board external wall cladding 44 North Way

Ref. No: SDNP/22/04617/HOUS | Received: Wed 05 Oct 2022 | Validated: Fri 07 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Low carbon deep retrofit & extension of an existing four bedroomed house
Badan Lodge Cuilfail

Ref. No: SDNP/22/04607/PRE | Received: Mon 03 Oct 2022 | Validated: Tue 04 Oct 2022 | Status: Advice Provided

Comment:

Councillors note this application

Change of use from chiropractor office to tattoo studio 32 Cliffe High Street

Ref. No: SDNP/22/04575/PRE | Received: Fri 30 Sep 2022 | Validated: Wed 05 Oct 2022 | Status: Decision Pending

Comment:

Councillors note this application

Two storey side and single storey rear wraparound extension 36 Mount Harry Road

Ref. No: SDNP/22/04564/HOUS | Received: Fri 30 Sep 2022 | Validated: Fri 07 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Redevelopment of a 1940s detached two bedroom bungalow 1 Windover Crescent

Ref. No: SDNP/22/04571/PRE | Received: Wed 28 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Application in Progress

Comment:

Councillors note this application

Installation of entrance door from street level to the dwelling, separating it from the shop/gallery with some internal and external alterations, and amendments to application ref SDNP/16/02635/HOUS for the extension of the rear lower ground floor external deck area to accommodate steps and rear fenestration works
31 Maisonette Lansdown Place

Ref. No: SDNP/22/04480/HOUS | Received: Mon 26 Sep 2022 | Validated: Mon 03 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Discharge of conditions 3 (ground levels) and 4 (surface water run-off) in relation to SDNP/22/02056/HOUS 6 Meridian Road

Ref. No: SDNP/22/04430/DCOND | Received: Thu 22 Sep 2022 | Validated: Wed 28 Sep 2022 | Status: Application in Progress

Comment:

Councillors note that application had been approved

Erection of 1no. three bedroom dwelling with off road parking

Land to The rear of 47 Cliffe High Street

Ref. No: SDNP/22/04353/FUL | Received: Thu 15 Sep 2022 | Validated: Tue 27 Sep 2022 | Status: Application in Progress

Comment:

Councillors noted that the proposed development would be a four bedroom dwelling and considered this over development of the site and would overshadow neighbouring properties. They reiterated comments made on an earlier application on this site regarding a permeable surface for the parking areas and raised concern about the possible disruption or destruction of an important culvert. Councillors therefore objected to this application

Non Material Amendment to Planning Permission SDNP/22/00245/HOUS to include roof profile of duo pitched roof forming gable on front elevation to be raised 100mm for thermal insulation. 19 Prince Edwards Road

Ref. No: SDNP/22/04308/NMA | Received: Wed 14 Sep 2022 | Validated: Wed 14 Sep 2022 | Status: Case Withdrawn

Comment:

Councillors note that this application had been withdrawn

Replacement garage on existing footings, two storey side extension to replace existing single storey extension, and erection of masonry boundary wall 67 The Avenue

Ref. No: SDNP/22/04267/HOUS | Received: Tue 13 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Application in Progress

Comment:

Councillors heard and noted objections from a near neighbour. The Committee agreed with comments made by the Conservation Officer on a previous application (SDNP/22/01404/ HOUS) to build a two storey side extension at this site. The

proposed development would conflict with policies HC3 A and SS1 and objective 5.19 in the Lewes Neighbourhood Plan and therefore Councillors objected. Councillors noted the importance of preserving the street scene in accordance with the aforementioned policies, as well as the granite marker stone within the boundary wall.

New dormer window to the rear and conservation type rooflight to the front roof elevation 3 Mount Pleasant

Ref. No: SDNP/22/03260/HOUS | Received: Mon 11 Jul 2022 | Validated: Tue 27 Sep 2022 | Status: Application in Progress

Comment:

Councillors support this application although would recommend the use of blinds in line with the South Downs National Park Dark Skies Policy

Removal of external Fire Escape 1 Station Road

Ref. No: SDNP/22/04824/FUL | Received: Mon 17 Oct 2022 | Validated: Mon 17 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Erection of single storey rear extension with terrace and green roof Flat 84 High Street

Ref. No: SDNP/22/04789/FUL | Received: Fri 14 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Non Material Amendment to Planning Permission SDNP/19/03128/HOUS to include correcting existing drawings to show existing front door with modern semi-circular glazing 126 Western Road

Ref. No: SDNP/22/04756/NMA | Received: Wed 12 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Councillors note this application had been approved

Replacement existing white UPVC windows on front elevation with grey aluminium windows 1A Gundreda Road

Ref. No: SDNP/22/04734/PRE | Received: Sat 08 Oct 2022 | Validated: Sat 08 Oct 2022 | Status: Advice Provided

Comment:

Councillors note this application

Raising of roof on Block B, installation of balconies on Block A, provision of PV panels to roofs pace of Block A and B, provision of cycle/refuse storage, ancillary works and landscaping The Mallings Business Centre

Ref. No: SDNP/22/04630/FUL | Received: Thu 06 Oct 2022 | Validated: Thu 06 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

New supporters and players toilet blocks, and a new Anti Doping testing facility
The Dripping Pan

Ref. No: SDNP/22/04624/FUL | Received: Wed 05 Oct 2022 | Validated: Wed 05 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Replacement of existing defective flat roof coverings and plant room access handrail with new flat roof coverings, thermal insulation to meet current building standards and handrail to plant room access walkway HMP Lewes

Ref. No: SDNP/22/04608/LDP | Received: Wed 05 Oct 2022 | Validated: Wed 05 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Replacement windows 7 Prince Edwards Road

Ref. No: SDNP/22/04736/PRE | Received: Fri 30 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Advice Provided

Comment:

Councillors note this application

Application for listed building consent for damp-proofing works 96 High Street

Ref. No: SDNP/22/04522/LIS | Received: Wed 28 Sep 2022 | Validated: Tue 04 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Erection of two-storey side/rear wraparound extension, demolition of existing outbuilding and erection of new outbuilding, 20 Gundreda Road

Ref. No: SDNP/22/04903/HOUS | Received: Thu 20 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Non-material amendment to planning approval SDNP/20/04957/CND for minor changes to Block 2 cladding Malling Industrial Estate, Unit 8 Brooks Road

Ref. No: SDNP/22/04774/NMA | Received: Thu 13 Oct 2022 | Validated: Thu 13 Oct 2022 | Status: Application in Progress

Comment:

Councillors note this application has been approved

Addition of east-facing rooflight, south-facing window, and solar panels to side and rear roof elevations, Brendon Rotten Row

Ref. No: SDNP/22/04768/HOUS | Received: Thu 13 Oct 2022 | Validated: Thu 13 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application although would recommend the use of blinds in line with the South Downs National Park Dark Skies Policy

Erection of a rear dormer window and Installation of front conservation type rooflight
3 Mount Pleasant

Ref. No: SDNP/22/04758/LIS | Received: Wed 12 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application although would recommend the use of blinds in line with the South Downs National Park Dark Skies Policy

Construction of mixed-use development comprising 3 new commercial units (Use Class E), 4 self-contained flats and a single family house (C3). Proposals include private amenity space for all residential units together with natural landscaping and communal green space for use by employees and residents. Secure cycle parking, car parking and refuse/recycling storage to be integrated throughout the site.
Storage Area Daveys Lane Lewes East Sussex

Ref. No: SDNP/22/04721/FUL | Received: Tue 11 Oct 2022 | Validated: Tue 18 Oct 2022 | Status: Application in Progress – This application was called in by the SDNPA – 20 October 2022

Comment:

Councillors strongly objected to this application and concurred with comments made by the Friends of Lewes. This committee felt that this application should not be considered until the SDNPA Consultation on the draft Brooks Road Planning Brief was approved and finalised.

Erection of outbuilding in front garden 28 Ferrers Road

Ref. No: SDNP/22/04716/HOUS | Received: Tue 11 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Erection of a rear dormer, Loft conversion to include gable end extension 10 Hill Road

Ref. No: SDNP/22/04707/HOUS | Received: Tue 11 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Outline application for the demolition of existing buildings and construction of mixed-use development comprising 12 new commercial units (Use Class E) and 48 self-contained residential units (C3). Proposals include private amenity space for all residential units together with communal green space and natural landscaping. Secure cycle parking, car parking and refuse/recycling storage to be integrated throughout the site. The Malthouse Daveys Lane

Ref. No: SDNP/22/04692/OUT | Received: Mon 10 Oct 2022 | Validated: Thu 13 Oct 2022 | Status: Application in Progress - This application was called in by the SDNPA - 21 October 2022

Comment:

Councillors note that this application conflicted with paragraph 6.2.10 in the draft SDNPA Brooks Road Planning Brief and that the proposed development does not offer any affordable housing or information to what type of businesses would occupy the space, therefore the committee strongly objected to this application

Erection of side extension, loft conversion, and rear dormer, 21 Meridian Road

Ref. No: SDNP/22/04667/HOUS | Received: Fri 07 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Erection of a side extension to existing front garage, addition of walkway and balustrade to garage roof, 1 Hill Road

Ref. No: SDNP/22/04629/HOUS | Received: Thu 06 Oct 2022 | Validated: Tue 11 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Various internal and external works to ground floor and lower ground floor to include installation of kitchen equipment and piping to connect to existing drainage system in order to facilitate the change of use from clothing store to Korean vegan cafe. To paint existing panelled fascia timber shopfront and install signage both internally and externally, 70 High Street

Ref. No: SDNP/22/04588/LIS | Received: Tue 04 Oct 2022 | Validated: Wed 19 Oct 2022 | Status: Application in Progress

Councillors support this application

To replace existing garage velux window with new dormer window Withypool, Kingston Road

Ref. No: SDNP/22/04468/HOUS | Received: Fri 23 Sep 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Part retrospective planning application for change of use to Class E (restaurant) and Sui Generis use (take-away) Railway Arches Pinwell Road

Ref. No: SDNP/22/04389/FUL | Received: Tue 20 Sep 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Conversion of Third Floor Office to 3 Residential Units made up of 1no two bedroom unit and 2no one bedroom units and associated internal alterations
25-26 Third Floor High Street

Ref. No: SDNP/22/05037/FUL | Received: Fri 28 Oct 2022 | Validated: Fri 28 Oct 2022 | Status: Application in Progress

Comment:

Councillors support this application

Discharge of Conditions 21 and 22ii of Planning Approval SDNP/17/00387/FUL.

Land at Southdowns Road

Ref. No: SDNP/22/04961/DCOND | Received: Tue 25 Oct 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Councillors note this application

Discharge of Conditions 28 and 29ii of Planning Approval SDNP/15/01303/FUL.

Land at Southdowns Road

Ref. No: SDNP/22/04960/DCOND | Received: Tue 25 Oct 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Councillors note this application

Replacement roof to accommodate first floor loft storey with rear dormer and two rooflights to front roofslope 19 Middle Way

Ref. No: SDNP/22/04959/HOUS | Received: Tue 25 Oct 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Discharge of conditions 3 (Full details and samples of external materials and screening materials and details of proposed planting) and 10 (photographs of proposed bricks for the front elevation) related to planning approval

SDNP/21/04356/HOUS 4 De Warrenne Road

Ref. No: SDNP/22/04939/DCOND | Received: Mon 24 Oct 2022 | Validated: Mon 24 Oct 2022 | Status: Application in Progress

Comment:

Councillors note this application

Variation of Condition Numbers 4, 6, 8, 9, 10, 15, 16, 17, 19, 21, 22, 23, 26, 36 of Planning Approval SDNP/20/05799/FUL, for the re-wording of the conditions, to allow for commencement of enabling/demolition works, prior to the discharge of the conditions Pells Church Of England Primary School

Ref. No: SDNP/22/04909/CND | Received: Thu 20 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Application in Progress

Comment:

Councillors note that this application was standard procedure, however the committee were concerned that residents in the immediate vicinity of this development were not being proactively informed with plans for the site.

Replacement of conservatory and existing single storey side extension roofs with a uniform level roof terrace, Installation of timber sash windows , new clerestory windows to replace existing clerestory windows, new ground floor structural openings and associated works 143B High Street

Ref. No: SDNP/22/04484/HOUS | Received: Mon 26 Sep 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application