



**Minutes** of a Meeting of the Planning and Conservation Committee held in the Council Chamber, 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 suggested the Committee could 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:
- 1 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.
- 2 A copy of the TfSE's consultation on the draft Strategic Investment Plan would be sent to all Town Councillors.
- 3 Lewes Town Council will participate in responding to the TfSE's consultation 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 including the Terms of Reference 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

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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 2022 | Status: Application in Progress

**Comment:**

Councillors note this application

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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

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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

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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

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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

**Comment:**

Councillors note this application

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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.

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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.

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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**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

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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

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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](mailto:lewesswifts@gmail.com) to investigate the potential to include Swift-bricks or similar during the project.

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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

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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

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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

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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