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MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 11th June 2019**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs J Baah; S Catlin; R. Handy; J Lamb Dr. W. Maples and (*not appointed to the Committee*) S Sains

In attendance: S. Brigden (*Town Clerk*) and Ms F Willis (*Committee Admin*)

PC2019/010 APOLOGIES FOR ABSENCE: Apologies had been received from Cllr. Henman who had a work commitment, Cllr. Herbert who had a family commitment, Cllr. Makepeace who was on holiday and Cllr. Milner was working abroad.

PC2019/011 MEMBERS' DECLARATIONS OF INTEREST: Cllr. Handy declared an interest in SDNP/19/02652/PRE given that he is a near neighbour to the subject site.

PC2019/012 QUESTION TIME: There were none

PC2019/013 CHAIRMAN'S ANNOUNCEMENTS: There were none

PC2019/014 PRE-APPLICATION PRESENTATION: Members welcomed Mr Formolli who was the applicant *in* SDNP/19/02080/FUL, which sought to formalize a vehicular highway crossover to access their home. Mr Formolli explained that the property had been purchased with the benefit of a statutory declaration regarding use of the steep track leading to the house. There was established use, which was uncontested but the Highway Authority (East Sussex County Council) had asked for an agreement regarding crossover from the A26 across footway to the bottom of the track, to regularize the informal use by the previous owner. There was to be an anti-skid surface applied to the track, and this, it was stated, would allow much safer egress back onto the A26 as vehicles could reach the top, where they could turn, whereas the previous owner had reversed into the traffic stream.

PC2019/015 NEIGHBOURHOOD PLAN: Members welcomed South Downs national Park (SDNPA) Planning Policy Manager, Ms. Lucy Howard and Development Manager Robert Ainslie; attending to discuss how the newly-made Neighbourhood Plan integrates with the Local Plan soon to be formalized by the Authority.

PC2019/016 MINUTES: The Minutes of the meeting held on 21st May 2019 were received and signed as an accurate record.

PC2019/017 PLANNING APPLICATIONS: The Committee considered relevant sections of the lists of applications validated in the weeks commencing 20th May, 27th May and 3rd June 2019. Their comments are appended.

PC2019/018 MISCELLANEOUS PLANNING ISSUES: There were none.

The meeting ended at 8.29 pm

Signed:

Date:

Subject: Planning Applications validated for week of 20th May 2019

Internal alterations 73 High Street Lewes BN7 1XG

Ref. No: SDNP/19/02316/LIS | Received: Wed 15 May 2019 | Validated: Wed 15 May 2019 | Status: Application in Progress

Comments: Members welcome the apparent attention to advice received at pre-application stage.

Discharge of conditions 4 (windows) and 5 (cladding and fascias) of application SDNP/18/01477/FUL to provide details of proposed materials

Eastgate Baptist Church Eastgate Street Lewes East Sussex

Ref. No: SDNP/19/02346/DCOND | Received: Wed 15 May 2019 | Validated: Wed 15 May 2019 | Status: Application Determined

Comments: No comment.

Proposed installation of 4no non-illuminated fascia signs

Southdowns Business Park, Unit 5 Brooks Road Lewes BN7 2FB

Ref. No: SDNP/19/02298/ADV | Received: Tue 14 May 2019 | Validated: Tue 14 May 2019 | Status: Application in Progress

Comments: No comment.

Replacement of two second floor sash windows (West elevation) including associated making good/decorations
Flat 3 10 Waterloo Place Lewes BN7 2PP

Ref. No: SDNP/19/02253/FUL | Received: Fri 10 May 2019 | Validated: Mon 13 May 2019 | Status: Application in Progress

Comments: Members commented that this was a sensible improvement.

Discharge of condition 3 and 4 of application SDNP/18/05709/LIS regarding to window repair schedule and samples of the new clay roof tiles 169 High Street Lewes East Sussex BN7 1YE

Ref. No: SDNP/19/02343/DCOND | Received: Wed 08 May 2019 | Validated: Wed 08 May 2019 | Status: Application in Progress

Comments: No comment.

Section 73A retrospective application for replacing old scaffolding poles, rusty gates, scrap iron and rocks with sandbags filled with dry mix (ballast & cement) The Moorings South Street Lewes East Sussex

Ref. No: SDNP/19/02033/FUL | Received: Fri 26 Apr 2019 | Validated: Thu 09 May 2019 | Status: Application in Progress

Comments: Members welcome improved aesthetic.

Erection of 47 dwellings County Hall Campus (Sites 52 and 53 In The Lewes Neighbourhood Plan) St Annes Crescent Lewes East Sussex BN7 1UE

Ref. No: SDNP/19/02345/PRE | Received: Tue 12 Mar 2019 | Validated: Tue 12 Mar 2019 | Status: Application in Progress

Comments: IT was understood that workshops were scheduled, to allow local input by stakeholders, which was welcomed. Members also welcomed the intention to conduct a heritage survey.

Subject: Planning Applications validated for week of 27th May 2019

Proposed replacement railings and gate to rear entrance, proposed planting boxes to front elevation and proposed lighting to front elevation 65 High Street Lewes BN7 1XG

Ref. No: SDNP/19/02464/FUL | Received: Wed 22 May 2019 | Validated: Wed 22 May 2019 | Status: Application in Progress

Comments: Members were concerned that lighting should be sympathetic to the architecture, preferably down-lit, and of only moderate output.

Proposed replacement railings and gate to rear entrance, proposed planting boxes to front elevation and proposed lighting to front elevation 65 High Street Lewes BN7 1XG

Ref. No: SDNP/19/02465/LIS | Received: Wed 22 May 2019 | Validated: Wed 22 May 2019 | Status: Application in Progress

Comments: Members were concerned that lighting should be sympathetic to the architecture, preferably down-lit, and of only moderate output.

Change of use from a takeaway (A5) to residential (C3A) (ground floor and basement), demolition and replacement of rear existing extension 22 Fisher Street Lewes BN7 2DG

Ref. No: SDNP/19/02411/FUL | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status: Application in Progress

Comments: Members welcome residential provision at this location within the town centre.

Proposed double story rear extension, 2 front elevation conservation roof lights, rear dormer to replace existing loft rooflights, side dormer with obscured glass and obscured glass rooflights to en-suite 70 Houndean Rise Lewes BN7 1EJ

Ref. No: SDNP/19/02419/HOUS | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status: Application in Progress

Comments: 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 if a Swift nest box (or other conservation element) might be incorporated as part of the development (subject to Planning regulations *etc*)

Discharge of conditions 7 of application SDNP/16/02610/HOUS relating to details of soft and hard landscaping 2 The Avenue Lewes East Sussex BN7 1QS

Ref. No: SDNP/19/02359/DCOND | Received: Mon 13 May 2019 | Validated: Wed 22 May 2019 | Status: Application in Progress

Comments: No comment.

Removal of an existing outbuilding erection of a garden studio/outbuilding 51 Leicester Road Lewes BN7 1SU
Ref. No: SDNP/19/02266/HOUS | Received: Mon 13 May 2019 | Validated: Mon 20 May 2019 | Status: Application in Progress

Comments: There were no specific comments, other than Members felt that the applicants should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panels.

Subject: Planning Applications validated for week of 3rd June 2019

We wish to paint our house 'green smoke' and refresh the existing off-white paint on the door and window frames. 16 Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/02617/LIS | Received: Fri 31 May 2019 | Validated: Fri 31 May 2019 | Status: Application in Progress

Comments: No comment.

We wish to paint our house 'green smoke' and refresh the existing off-white paint on the door and window frames. 16 Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/02616/FUL | Received: Fri 31 May 2019 | Validated: Fri 31 May 2019 | Status: Application in Progress

Comments: No comment.

Proposed installation of air source heat pump to service yard. 35 Friars Walk Lewes BN7 2LG

Ref. No: SDNP/19/02557/FUL | Received: Wed 29 May 2019 | Validated: Wed 29 May 2019 | Status: Application in Progress

Comments: Members welcomed the sustainability feature.

Proposed first floor extension above existing garage. 91 Highdown Road Lewes East Sussex BN7 1QF

Ref. No: SDNP/19/02652/PRE | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status: Application in Progress

Comments: Given the height above ground of some of the works, it was suggested 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 etc.). Members also felt that the applicants should be encouraged to investigate the suitability of designs for the proposed roof structure which would allow for sustainability features such as Sedum covering or Photo-voltaic panels.

New rooflight in front roofslope, dormer to replace existing Velux rooflight in rear roofslope. 51 New Road Lewes East Sussex BN7 1YW

Ref. No: SDNP/19/02476/HOUS | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status: Application in Progress

Comments: Members were concerned that the front roof light should be architecturally sympathetic and compliment the roofscape in the area.

Alter existing window opening to lightwell to form a set of double doors. Pelham House St Andrews Lane Lewes BN7 1UW

Ref. No: SDNP/19/02480/LIS | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status: Application in Progress

Comments: No comment, except that members hope for no increase in light that might compromise paintings nearby.

Non-material Amendment to alter existing window opening to lightwell to form a set of double doors. Pelham House St Andrews Lane Lewes BN7 1UW

Ref. No: SDNP/19/02482/NMA | Received: Thu 23 May 2019 | Validated: Thu 23 May 2019 | Status: Application in Progress

Comments: No comment.

Retention of refurbishment of existing building. 22 Sun Street Lewes BN7 2QB

Ref. No: SDNP/19/02407/LIS | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status: Application in Progress

Comments: No comment.

Section 73 a retrospective application for refurbishment of existing building. 22 Sun Street Lewes BN7 2QB

Ref. No: SDNP/19/02406/FUL | Received: Tue 21 May 2019 | Validated: Tue 21 May 2019 | Status: Application in Progress

Comments: No comment.

Application for a vehicular crossover to formalise an existing access. Undercliffe House Malling Street Lewes BN7 2RB

Ref. No: SDNP/19/02080/FUL | Received: Wed 01 May 2019 | Validated: Tue 28 May 2019 | Status: Application in Progress

Comments: Members applauded the careful research and consideration of the issues associated with this access. They recognised the history of use and acknowledged the practicality of the proposal.