



Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 19 July 2022 at 7.00pm

Present: Councillors J Baah, S Catlin (Chair), E Clarke, R Handy (from 7.18pm), J Lamb, I Makepeace, M Milner and S Sains

In attendance: Town Clerk and Committee Administrator

27. Apologies: There were none.

28. Declarations of Interest: Councillor Makepeace declared a personal interest in SDNP/22/02840/HOUS (18 Hawkenbury Way) in that she is a neighbour of the applicant and did not speak or vote on the matter. Councillor Milner declared a personal interest in SDNP/22/02715/FUL (204 High Street Lewes) in that he knows the applicant and did not speak or vote on the matter. Councillor Milner declared a personal interest in SDNP/22/03048/FUL (Western Road Community Primary School).

29. Question Time: There were none.

30. Minutes: The Minutes of the meeting held on 28 June 2022 were received and signed as an accurate record.

31. Chair's announcements:

31.1 Human Nature North Street Quarter Workshops – The Town Clerk reminded the meeting that any Councillors due to attend Human Nature workshops should do so in a private capacity. Any views and opinions expressed should be personal and not those of Lewes Town Council. Councillors should also consider the potential for conflicts of interest.

31.2 Human Nature Workshops - Councillor feedback – Councillor Clarke had recently attended the Affordable Housing and Living working group and an Accessibility working group. The Affordable Housing meeting had looked at different ratios to the element of affordable housing and whether proposed houses would be affordable to buy or would be Lewes Low-Cost housing. The meeting indicated that Lewes Low Cost Housing would be preferable. The Accessibility meeting had been attended by representatives from the Lewes Area Access Group and discussions focused on people living with a disability and accessible travel. Councillor Clarke reported that meetings had been extremely informative.

31.3 Proposed planning training for Councillors – the Town Clerk gave Councillors details of the training workshop scheduled for 11 August 2022.

An external trainer would be attending to do 'diagnostic work' with the Chair and Vice-Chair of the Planning Committee, Chair of the Transport Committee, the Town Clerk and the Committee Administrator. This would look at key issues facing Lewes Town Council particularly around the imminent major strategic planning developments and the potential review of the Town Council's neighbourhood plan. It would enable an understanding on how to move forward and what support might be required. This session would run from 1-5pm.

A second session in the evening, from 6-8pm would look at more generic planning training that all councillors would be invited to. The aim of the training was to provide councillors with the tools to fulfil their representative role given the Council is a statutory consultee.

32. To consider the proposal to appoint a task and finish group to examine elements of the North Street Quarter.

32.1 As this was a large and multifaceted development, it was proposed that this committee appoint a task and finish group to examine all aspects of the development of this strategic site, giving an opportunity for all town councillors to feed into the planning committee. The task and finish group would determine its terms of reference at its first meeting. **It was resolved that:**

1. A task and finish group be appointed.
2. Councillors Catlin, Clarke, Lamb and Makepeace be appointed to the task and finish group.

33. Planning Applications: The committee considered the relevant sections of the lists of applications validated in the weeks commencing 27 June, 4 July and 11 July 2022. Their comments are appended.

34. Miscellaneous Planning Issues: There were none.

The meeting ended at 8:12pm

Signed:

Date:

Appendix 1

Proposed internal alterations including conversion of loft space and provision for new staircase, relocation of existing kitchen on ground floor, alterations to internal doors and openings, provision of shower room to first floor rear bedroom, new window to courtyard elevation, addition kitchenette to first floor of no.75, reinstatement of original shop front to no.74 including new entrance and removal of awning, removal of staircase to basement, proposed new spiral staircase to basement from café area, use of basement for museum space or similar commercial use, demolition of single-storey lean to. 74 - 75 High Street

Ref. No: SDNP/22/03053/PRE | Received: Fri 24 Jun 2022 | Validated: Fri 24 Jun 2022 | Status: Application in Progress

Comment:

Councillors noted this application and would consider it when a full planning application was available.

Replacement of existing rear (south) utility room and sun porch with new rear extension with roof terrace above, new rear loft dormer, new rooflights to front (north) and side (east), replacement of white PVC front door with painted timber door to match original, replacement of existing white PVC bedroom window with grey aluminium double door to new roof terrace, new ground floor grey aluminium door and window and first floor grey aluminium window to side elevation, replacement of remaining white PVC windows and doors with grey aluminium windows and doors, new solar panels to roof and new heat pump and brise soleil in rear garden

4 Hereward Way

Ref. No: SDNP/22/03016/PRE | Received: Thu 23 Jun 2022 | Validated: Thu 23 Jun 2022 | Status: Application in Progress

Comment:

Councillors noted the comments made by Lewes District Council Planning Officers.

Refurbishment and two-storey infill extension to end of terrace property 36 The Course

Ref. No: SDNP/22/03015/PRE | Received: Thu 23 Jun 2022 | Validated: Fri 24 Jun 2022 | Status: Application in Progress

Comment:

Councillors noted this application

Variation of condition 2 (plans) related to application SDNP/21/01784/FUL - To amend the internal layout and to update the list of approved plans to reflect proposed amendment to internal layout

St Johns Church Hall Talbot Terrace

Ref. No: SDNP/22/02957/CND | Received: Wed 22 Jun 2022 | Validated: Wed 22 Jun 2022 | Status: Application in Progress

Comment:

Members noted that the variation to the internal layout would include another room on the second floor that could be used as a bedroom and therefore objected to this application.

Discharge of condition 2 (Land Contamination) related to planning application SDNP/21/03967/PA30

The Mallings Business Centre

Ref. No: SDNP/22/02893/DCOND | Received: Fri 17 Jun 2022 | Validated: Fri 17 Jun 2022 | Status: Application in Progress

Comment:

Councillors noted the contents of the report in this application

Discharge of condition 3 (light spill attenuation) related to planning application SDNP/21/03883/FUL The Mallings Business Centre

Ref. No: SDNP/22/02892/DCOND | Received: Fri 17 Jun 2022 | Validated: Fri 17 Jun 2022 | Status: Application in Progress

Comment:

Councillors support this application and were pleased that their comments made in respect of SDNP/21/03883/FUL had been noted.

Discharge of conditions 8 (arboricultural assessment) and 10 (asbestos survey) related to planning application SDNP/21/03588/HOUS 10 King Henrys Road

Ref. No: SDNP/22/02868/DCOND | Received: Thu 16 Jun 2022 | Validated: Thu 16 Jun 2022 | Status: Application in Progress

Comment:

Councillors noted this application and agreed with the arboricultural assessment. Councillors commented that there was no reference to the asbestos survey in the plans.

Single storey side extension and replacement of rear canopy roof 18 Hawkenbury Way

Ref. No: SDNP/22/02840/HOUS | Received: Wed 15 Jun 2022 | Validated: Thu 16 Jun 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application.

Discharge of Conditions 4 (details of the louvres) and 5 (details of all new external window and door joinery) of planning application SDNP/22/01368/FUL, and discharge of condition 4 (details of all new external window and door joinery) of planning application SDNP/22/01360/LIS

197 High Street

Ref. No: SDNP/22/02844/DCOND | Received: Wed 15 Jun 2022 | Validated: Wed 22 Jun 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Removal of existing outbuilding and construction of two storey extension to side 26 Churchill Road

Ref. No: SDNP/22/02811/HOUS | Received: Tue 14 Jun 2022 | Validated: Thu 16 Jun 2022 | Status: Application in Progress

Comment:

Councillors support this application. The 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.

Erection of a single storey rear extension with associated patio area pergola
204 High Street Lewes

Ref. No: SDNP/22/02715/FUL | Received: Wed 08 Jun 2022 | Validated: Fri 24 Jun 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Erection of a single storey rear extension with associated patio area pergola
204 High Street Lewes East Sussex BN7 2NS

Ref. No: SDNP/22/02716/LIS | Received: Wed 08 Jun 2022 | Validated: Fri 24 Jun 2022 | Status: Application in Progress

Comment

Councillors were neutral on this application.

Replacement of existing manual gate and wire fencing to be upgraded to mesh.
Timber picket fencing to be replaced around nursery play area Wallands Community Primary School

Ref. No: SDNP/22/03000/FUL | Received: Fri 24 Jun 2022 | Validated: Fri 01 Jul 2022 | Status: Application in Progress

Comment:

Councillors support this application

Loft conversion including rear dormer, installation of solar panels to rear, and installation of conservation roof lights to front elevation 34 De Montfort Road

Ref. No: SDNP/22/02947/HOUS | Received: Wed 22 Jun 2022 | Validated: Tue 28 Jun 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application but recommended the use of timber rather than UPVC for the rear dormer. The 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.

Two storey side extension 50 Nevill Road

Ref. No: SDNP/22/02918/HOUS | Received: Tue 21 Jun 2022 | Validated: Fri 01 Jul 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Alterations to fenestration on all elevations, relocation of satellite antenna to front, replacement of shed, replacement gate to side, removal of boundary structure to front and associated works 41 Cluny Street

Ref. No: SDNP/22/02929/HOUS | Received: Tue 21 Jun 2022 | Validated: Sun 26 Jun 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Amendments to the facade of Block A and B of the Mallings Business Centre, including new cladding, windows, roof covering and the creation of a new enclosed staircase to Block A The Mallings Business Centre

Ref. No: SDNP/22/03189/FUL | Received: Wed 06 Jul 2022 | Validated: Wed 06 Jul 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application although expressed disappointment that solar panels, a green roof, planters and cycle storage had not been considered in the proposals.

Non material ammendment to SDNP/21/03588/HOUS to include: change proposed gauged brick arch window head detail to new front ground floor window to a reconstituted stone ornamental window head detail to match the existing windows 10 King Henrys Road

Ref. No: SDNP/22/03139/NMA | Received: Mon 04 Jul 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

Councillors supported this application

5G telecoms installation: H3G street pole and additional equipment cabinets
Nevill Road Street Works

Ref. No: SDNP/22/03133/PA16 | Received: Mon 04 Jul 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

Councillors had no objection to the need for a mast. However, Councillors did object to the proposed location of the mast which would be too prominent at the entrance of the Nevill estate and the possible damage to nearby trees when the mast is installed, potentially causing root damage and when it is maintained. The proposal is contrary to Policy DM25 and DM32 of the Lewes District Council Plan and the location is also a wildflower verge, an initiative supported by Lewes Town Council. Councillors also noted that the applicant has not fully explored alternative options for siting the mast.

Fencing around car park to be replaced with 2.5m height black barbican imperial fencing with flat beam finish, 1No. Vehicular double-leaf manual gate to be installed and replace existing located at the front of the property boundary to match surrounding fencing. 1no 2.5m height pedestrian gate (Barbican double gate) to be installed to replace the existing. New Telescopic bollard to be installed in front of vehicular gate adjoining to the car park. New 2.4m high 358 securi-mesh fencing to be installed along fence bordering current swimming pool/neighbouring property & MUGA and nursery, to be installed with timber infills to provide additional privacy
Western Road Community Primary School

Ref. No: SDNP/22/03048/FUL | Received: Tue 28 Jun 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application although they raised serious concerns regarding the unreasonably high fencing within the curtilage of the school that would

be sited around the Early Years School area and would prevent children from seeing open green spaces.

Replacement of existing garage roof with flat roof and external first floor terrace, alterations to fenestration and cladding throughout, installation of solar panels to rear, and addition of outbuilding to rear 4 Riverdale

Ref. No: SDNP/22/03010/HOUS | Received: Fri 24 Jun 2022 | Validated: Mon 04 Jul 2022 | Status: Application in Progress

Comment:

Councillors support this application and welcome the green roof and solar panels