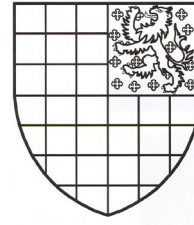


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**LEWES
TOWN
COUNCIL**

MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 20th July 2021**, in the Council Chamber, Town Hall, Lewes at 7:00pm.

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

In attendance: S Brigden (*Town Clerk*)

PC2021/01 **APOLOGIES FOR ABSENCE:** Apologies were noted from Cllr J Baah who was unwell; Cllr Milner who had unexpected childcare commitments and Cllr Sains who was on holiday.

It was resolved that:

PC2020/014.1 Apologies for absence from this meeting are noted

PC2021/02 **MEMBERS' DECLARATIONS OF INTEREST:** Cllr Makepeace declared that she is a close neighbour to the applicant regarding SDNP/21/03334/HOUS.

PC2021/03 **QUESTION TIME:** It had been proposed that the Customer Services Officer should utilize a tracking feature available to users of the public search facilities on the website of the South Downs National Park Authority, and keep members advised of updates. TC explained that this was a function specific to individual applications, and the lists that were prepared for Members were compiled by multiple searches of the database *eg* full applications; pre-application notes; applications on the borders of neighbouring parishes. Accessed through a dedicated user account, individual details were not researched. It was the responsibility of Members to assess which, if any, applications deserved their interest and to investigate further as they wished. Should something appear important enough to alert colleagues, this should be done in the usual way and brought before a meeting through TC or the Chairman.

PC2021/04 **CHAIR'S ANNOUNCEMENTS:** Members noted that Cllr Dr Maples had resigned her seat on the Committee.

PC2021/05 **PLANNING APPLICATIONS:** The Committee considered relevant sections of the lists of applications validated in the weeks commencing 28th June; 5th July and 12th July. Their comments are appended.

PC2021/06 **MISCELLANEOUS PLANNING ISSUES:**
There were none.

There being no other business, the Chairman thanked everyone for their valued contributions and closed the meeting.

The meeting ended at 7:45pm

Signed:

Date:

Lewes Town Council Planning Committee comments on planning applications that were registered on the SDNPA website for the week beginning 28th June 2021

SDNP/21/02300/HOUS – 41 Winterbourne Close

Committee comments on this application were broadly Neutral, with one objection on grounds that it is overlarge and PVC windows and doors are not supported.

Lewes Town Council Planning Committee comments on planning applications that were registered on the SDNPA website for the week beginning 5th July 2021

SDNP/21/03333/HOUS – 39 The Avenue

It was noted that there is a relationship between this application and SDNP/02995/HOUS and members comments reflect this apparent duplicity.

Councillors commented that there are many thoughtful eco sustainability points in favour of this, but in area, the proposed studio appears to occupy more than the area of the two existing sheds and the ground in-between. This was described as a large overdevelopment in the garden - basically a two-bedroomed house that takes up nearly the same footprint as the main house, and it was suggested that there should be a condition that it cannot be separated from number 39. The committee Objects on the grounds of overdevelopment.

SDNP/21/03334/HOUS – 37 North Way

Commentators OBJECT to the proposed use of windows, gully and rainwater goods being in plastic and uPVC is a poor quality alternative to timber, lasting between 10-20 years, while well maintained wooden frames can last over 50 years.

SDNP/21/03311/HOUS – 28 Winterbourne Close

Members comments were broadly neutral on these plans, with one noting them as an improvement.

SDNP/21/03386/HOUS – 3 Laundry Cottage, Southover High Street

Councillors views on these proposals were generally supportive.

SDNP/21/02995/HOUS – 39 The Avenue

It was noted that there is a relationship between this application and SDNP/0333/HOUS and members comments reflect this apparent duplicity.

Councillors commented that there are many thoughtful eco sustainability points in favour of this, but in area, the proposed studio appears to occupy more than the area of the two existing sheds and the ground in-between. This was described as a large overdevelopment in the garden - basically a two-bedroomed house that takes up nearly the same footprint as the main house, and it was suggested that there should be a condition that it cannot be separated from number 39. The committee Objects on the grounds of overdevelopment.

SDNP/21/02990/HOUS – 32 The Course

A lack of information was criticized, particularly there was very little information on materials. It was considered that windows should be wood, and the application form states aluminium for door and wood / aluminium for windows. This is not considered appropriate for a conservation area. There was approval for the eco systems statement. Members noted neighbours' concerns regarding noise and dust during construction and suggest conditions should be imposed to mitigate this.

Further; it was noted that this application meets the criteria applied in respect of improving 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.

SDNP/21/02954/HOUS – 1 Cromwell Place, King Henry's Road

Commentators described this as overlarge, although acknowledged that it was “tucked away”. There were objections to the proposed use of aluminium rather than wood for door/window frames. The committee Objects on the grounds of overdevelopment.

SDNP/21/01845/HOUS – 101 Western Road

Commentators OBJECT to the proposed use of UPC for windows. uPVC is a poor quality alternative to timber, lasting between 10-20 years, while well maintained wooden frames can last over 50 years.

SDNP/21/01457/HOUS – 34-36 Cliffe High Street

Commentators OBJECT to the proposed use of UPC for windows. uPVC is a poor quality alternative to timber, lasting between 10-20 years, while well maintained wooden frames can last over 50 years.

Lewes Town Council Planning Committee comments on planning applications that were registered on the SDNPA website for the week beginning 12th July 2021

Demolition of existing single storey side extension, construction of part single-storey, part two-storey side and rear extension and upgrading of existing detached garage with new pitched roof

10 King Henrys Road

Ref. No: **SDNP/21/03588/HOUS** | Received: Tue 06 Jul 2021 | Validated: Tue 06 Jul 2021 | Status: Application in Progress

Comment: Councillors views on these proposals were generally Neutral.

Loft conversion with hip to gable and rear dormer

2 Fitzjohns Road

Ref. No: **SDNP/21/03574/HOUS**

Comment: Councillors views on these proposals were generally Neutral. It was noted that this application meets the criteria applied in respect of improving 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.

Replacement of outbuilding with new link

Flints Rotten Row

Ref. No: **SDNP/21/03543/HOUS**

Comment: Members comments were broadly neutral on these plans, with one expressing support.

Single storey extension

137-139 Coombe Court Malling Street

Ref. No: **SDNP/21/03238/FUL**

Comment: Members comments were supportive of these plans, and the potential for a ‘green’ roof was noted.

Front and rear roof additions

8 Timberyard Cottages

Ref. No: **SDNP/21/03033/HOUS**

Comment: Members described these plans as very elaborate but unclear. They appreciated the technical effort but felt this was less informative than a conventional approach. Comments were broadly neutral, although it was noted that this application appears to meet the criteria applied in respect of improving 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.