

MINUTES

of a meeting of the **Planning Committee** held on **Tuesday 21st May 2019**, in the Council Chamber, Town Hall, Lewes at 7.00pm.

Present: Cllrs J Baah; S Catlin; R. Handy; J Herbert; Dr. W. Maples; J Lamb

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

PC2019/001

ELECTION OF CHAIRMAN:

Cllr. Catlin was elected as Chairman of the Planning Committee for the 2019/20 municipal year.

It was agreed that a deputy would be desirable but an appointment was deferred until all members could attend.

PC2019/002

APOLOGIES FOR ABSENCE:

Apologies had been received from Cllr. Makepeace, who cited another engagement, and Cllr. Milner who had a work commitment.

PC2019/003

MEMBERS' DECLARATIONS OF INTEREST:

Cllr J Lamb declared an interest in SDNP/19/02205/HOUS 32 The Meadows and SDNP/19/01667 7 Barn Road in that these applicants are near neighbours.

PC2019/004

QUESTION TIME:

There were no questions.

PC2019/005

CHAIRMAN'S ANNOUNCEMENTS:

There were none.

PC2019/006

PRE-APPLICATION PRESENTATION:

Members welcomed Declan and Katherine Newman who were attending to present their ideas for a new home to be built on land at the rear of St. Anne's Crescent. This would be partially inset into the slope of the land to minimise visual intrusion and was designed to include sustainably sourced materials and many environmentally friendly features. Members thanked Mr. and Mrs. Newman for their interesting presentation; asked several questions and were encouraging about the concept; stating that they looked forward to a formal application in due course.

PC2019/007

MINUTES:

The Minutes of the meeting held on 30th April 2019 were received and signed as an accurate record, subject to an addition to the minutes referring to planning application number SDNP/19/01481/PA3A. This referred to a comment which had been omitted from the minutes, stating that Members welcomed the employment opportunities represented by the proposals.

PC2019/008

PLANNING APPLICATIONS:

The Committee considered relevant sections of the lists of applications validated in the weeks commencing 29th April 2019, 6th May and 13th May 2019. Their comments are appended.

MISCELLANEOUS PLANNING ISSUES:

- > Members were advised of an Order made regarding the East Sussex Rights of Way Definitive Map; specifically Public Footpath Lewes 55 (in the area of Clevedown). This advised that there was a 42 day period for objections or representations which would run until 8th July. Members made no comment on the proposed footpath.
- > Members considered that it would be helpful to have a standard text regarding the design of new or replacement roof structures, similar to that used in relation to bird nesting facilities, to be included in responses for all appropriate applications in future. This was agreed as:

“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.”

The meeting ended at 8:20pm

Signed:

Date:

Subject: Planning Applications validated for week of 29th April 2019

Discharge of Conditions 4 (Archaeology) and 17 (Land Contamination) of application SDNP/14/00102/FUL - Demolition of existing commercial building and erection of a terrace of seven residential houses Falcon Wharf Railway Lane Lewes East Sussex BN7 2AQ
Ref. No: SDNP/19/01995/DCOND | Received: Thu 18 Apr 2019 | Validated: Thu 18 Apr 2019 | Status: Decision Pending

Comments: No comment.

Proposed replacement rear single and two storey extension, internal modifications and restoration, external works
32 Friars Walk Lewes BN7 2LE
Ref. No: SDNP/19/01759/FUL | Received: Wed 10 Apr 2019 | Validated: Mon 15 Apr 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 whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

Replacement of existing rear extension
8 St Johns Hill Lewes BN7 2DP
Ref. No: SDNP/19/01742/HOUS | Received: Tue 09 Apr 2019 | Validated: Mon 22 Apr 2019 | Status: Application in Progress

Comments: No comment

Planning Applications validated for week of 6th May 2019

Single storey rear extension with flat roof
75 Valence Road Lewes BN7 1SJ
Ref. No: SDNP/19/02117/HOUS | Received: Thu 02 May 2019 | Validated: Thu 02 May 2019 | Status: Application in Progress

Comments: Members felt that the applicant 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.

Erection of a three bedroom detached dwelling house 9 Nevill Crescent Lewes BN7 1ND
Ref. No: SDNP/19/02057/FUL | Received: Tue 30 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: Members are aware of and support neighbours' concerns regarding scale and massing – the proposed structure extends too close to the site boundary, significantly affecting light as well as possibly limiting access to neighbouring properties.

Proposed replacement of all external windows and doors to YMCA, The Annexe, Evelyn House and Westgate Cafe, and infill of window openings to the ground floor rear elevation of the YMCA building with solid render finish

Lewes Ymca Westgate Street Lewes BN7 1YR

Ref. No: SDNP/19/02041/FUL | Received: Mon 29 Apr 2019 | Validated: Mon 29 Apr 2019 | Status: Application in Progress

Comments: Members welcome maintenance to this building and encouraged the use of sustainable materials.

Two storey and single storey rear extension

32 Nevill Road Lewes BN7 1PQ

Ref. No: SDNP/19/02016/HOUS | Received: Fri 26 Apr 2019 | Validated: Fri 26 Apr 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 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 applicant 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.

Alteration to car park entry point and formation of a new delivery door in lieu of an existing window Caburn House Brooks Road Lewes BN7 2BY

Ref. No: SDNP/19/02015/FUL | Received: Fri 26 Apr 2019 | Validated: Fri 26 Apr 2019 | Status: Application in Progress

Comments: No comment

Internal alterations at ground floor level and replacement door and window 30 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/19/01965/HOUS | Received: Wed 24 Apr 2019 | Validated: Wed 24 Apr 2019 | Status: Application in Progress

Comments: A welcome improvement.

Internal alterations at rear ground floor and replacement garden door and window 30 Lansdown Place Lewes East Sussex BN7 2JU

Ref. No: SDNP/19/01966/LIS | Received: Wed 24 Apr 2019 | Validated: Wed 24 Apr 2019 | Status: Application in Progress

Comments: A welcome improvement.

Proposed handrails to steps leading to porch entrance

St Anne's Church Western Road Lewes BN7 1XJ

Ref. No: SDNP/19/01950/FUL | Received: Tue 23 Apr 2019 | Validated: Tue 23 Apr 2019 | Status: Application in Progress

Comments: Welcome improvement to accessibility.

Removal of existing porch and replace with new oak frame porch

33 Gundreda Road Lewes East Sussex BN7 1PT

Ref. No: SDNP/19/02047/HOUS | Received: Tue 23 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment other than to encourage the use of oak from sustainable sources.

Discharge of condition relating to details of balcony and french windows relating to application

SDNP/15/04933/HOUS and SDNP/15/04934/LIS

8 South Street Lewes East Sussex BN7 2BP

Ref. No: SDNP/19/01983/DCOND | Received: Thu 18 Apr 2019 | Validated: Thu 25 Apr 2019 | Status: Application in Progress

Comments: No comment other than it was felt 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.)

Single storey ground floor rear extension to an existing chalet style building using matching roof tiles and brickwork

4 Old House Courtyard Southover High Street Lewes BN7 1HT

Ref. No: SDNP/19/01582/FUL | Received: Tue 02 Apr 2019 | Validated: Mon 08 Apr 2019 | Status: Application in Progress

Comments: Welcome sympathetic choice of materials and design.

Section 73A retrospective application for erection of garage to side elevation and front porch

7 Barn Road Lewes East Sussex BN7 2JH

Ref. No: SDNP/19/01667/HOUS | Received: Tue 02 Apr 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment.

Proposed extension of existing workshop, and subsequent change of use to create 1 x two bedroom dwelling

1 Morris Road Lewes East Sussex BN7 2AT

Ref. No: SDNP/19/02039/FUL | Received: Thu 21 Mar 2019 | Validated: Tue 30 Apr 2019 | Status: Application in Progress

Comments: No comment.

Planning Applications validated for week of 13th May 2019

Proposed erection of a two storey side extension

51 Hawkenbury Way Lewes BN7 1LT

Ref. No: SDNP/19/02239/HOUS | Received: Fri 10 May 2019 | Validated: Fri 10 May 2019 | Status: Application in Progress

Comments: No comment other than it was felt 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.)

Proposed loft conversion with formation of rear dormer and roof extension 32 The Meadows Lewes BN7 2JJ
Ref. No: SDNP/19/02205/HOUS | Received: Thu 09 May 2019 | Validated: Thu 09 May 2019 | Status:
Application in Progress

Comments: No comment it was felt 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.)

Erection of a single storey rear/side extension 1 Juggs Close Lewes BN7 1QP
Ref. No: SDNP/19/02210/HOUS | Received: Thu 09 May 2019 | Validated: Thu 09 May 2019 | Status:
Application in Progress

Comments: No comment.

New first floor extension to existing single-storey house including timber cladding with black window frames, photovoltaic panels mounted at new roof level, new ground floor entrance lobbies and replacement windows, with timber spandrel panels to match new first floor extension, new sedum-planted roof coverings to existing flat roofs, and general improvements to hard landscaping to front of house

4 Park Road Lewes BN7 1BN

Ref. No: SDNP/19/02185/HOUS | Received: Wed 08 May 2019 | Validated: Wed 08 May 2019 | Status:
Application in Progress

Comments: Welcome the sustainability features and it was felt 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.)

Variation of condition 1 (approved plans) of application SDNP/18/01067/HOUS

Long Cottage King Henrys Road Lewes BN7 1BU

Ref. No: SDNP/19/02200/CND | Received: Wed 08 May 2019 | Validated: Wed 08 May 2019 | Status:
Application in Progress

Comments: No comment

The addition of two windows at the side on the West elevation, The addition of two gates, one to secure the back garden and the other to block access to the balcony. The addition of a retractable awning above the upper floor bi-fold doors

1 The Villas 56 Grange Road Lewes East Sussex BN7 1TU

Ref. No: SDNP/19/02225/PRE | Received: Tue 07 May 2019 | Validated: Tue 07 May 2019 | Status:
Application in Progress

Comments: No comment

Minor alterations to fenestration of previously approved two storey side and rear 30 South Way Lewes BN7 1LY

Ref. No: SDNP/19/02120/NMA | Received: Thu 02 May 2019 | Validated: Thu 02 May 2019 | Status:
Application in Progress

Comments: No comment.

Replacement front door

55 Priors Street Lewes BN7 1HJ

Ref. No: SDNP/19/01967/HOUS | Received: Wed 24 Apr 2019 | Validated: Tue 30 Apr 2019 | Status:
Application in Progress

Comments: No comment.