



Lewes Town Council

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Date: **01.08.2023**
Time: **19:00**
Location: **Council Chamber, Town Hall**
Present: **Councillors Makepeace (Chair) Bird, Clarke, Gardiner, Livsey,
Maples, Ross, and Todd.**
Officer Present: **Karen Crowhurst – Interim Clerk**
In attendance: **2 members of the public**

MINUTES

1. APOLOGIES FOR ABSENCE

To note any apologies for absence

Apologies for absence were received from Cllr Baah.

2. DECLARATIONS OF INTEREST

To receive any Declarations of Interest, including Disclosable Pecuniary Interests (DPI) on the agenda under Lewes Town Council's Code of Conduct issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No.1464

Cllr Makepeace declared an interest regarding item 6.1 SDNP/23/02127/HOUS on the agenda, Cllr Makepeace advised Members that she will leaving the meeting when that item is discussed,

Cllr motioned that as two members of the public are in attendance for item 6.9 on the agenda to suspend standing orders and for the members of the public to speak at this part of the meeting. Members agreed with the motion. Decision recorded at 6.9 in the minutes.

At 19.03 Orders were suspended.

Members of the public spoke and made comments regarding the proposal for the Installation of an 18m high 5g telecom pole, along with associated equipment cabinets
Land Opposite 40 Nevill Road Lewes.

Comments and statements made were:

- The fact that the mast has already been installed.

- 890 Residents have signed a petition against the mast being erected.
- Issues with the planning application.
- The rationale regarding the coverage gap which is not the case as a 5g network is not currently available in Lewes.
- Cell radios stated are inaccurate.
- The proposal is not in accordance with National Planning Policy Framework.
- The location of the mast being located within a close proximity of a primary school and nursery.
- The proposed mast will only have two antennas, this will only lead to two thirds of coverage as opposed to full coverage.
- The proposed mast is not sensitive to the location which is within the South Downs National Park.
- There will be an intrusion of views from Lewes Battlefield towards Lewes Castle which is within a conservation area which has a protected view.
- The antennas will be the same level of the play areas at the primary school and nursery and are out proportion with the street scene.
- The lack of an exclusion zone.
- The impact of new admissions to the primary school and nursery.
- The application alludes to the density of the site which is not accurate.

At 19.12 Orders were reinstated and Members discussed 6.9 on the agenda.

3. DARK SKIES PRESENTATION

To receive a presentation about the Dark Skies policy of South Downs National Park and advice on appropriate considerations for planning responses

A presentation was received which included:

- The current policy
- Future training at Midhurst
- The aim to protect night skies which is measured periodically.
- To build up a reserve which is tested.
- Appropriate lighting and types of lighting to be used.
- Best practice regarding lighting including the use of timers and lights being pointed downwards.
- Colours of lights.
- Mitigation.
- Working towards a residual affects policy.
- The SDNP comment on planning applications when lighting is included.
- The bounce of lighting.
- Surface reflection when near something that can increase the lighting, for example a white wall, or a football pitch.
- Landscape assessments.
- Issues between lumens and biodiversity.
- Advice of lighting types to lower light temperatures and other impacts.

The meeting moved to a short time for questions and answers. After this the meeting moved to the transaction of business.

Committee made a request that a Technical Advice Note containing best practice and updated technical advice be made available for future applications. (Gill Wellsman , SDNP?)

4. LEWES CAAMP CONSULTATION

To respond to the South Downs National Park public consultation into the Lewes Conservation Area Appraisal and Management Plan (CAAMP) and Article 4 Direction for Lewes Conservation Area.

5. CAAMP CONSULTATION PROCESS

To agree the content of a letter to the South Downs National Park in response to their consultation on the Lewes Conservation Area Appraisal and Management Plan

Both items 4 and 5 were discussed together.

RESOLVED That: Delegated authority be granted to the Planning Committee to work on a final response by email, to be submitted to the Town Clerk by noon on the 7th of August 2023 to enable the Clerk to submit the consultation response to the South Downs National Park Authority.

6. PLANNING APPLICATIONS

To consider the response of Lewes Town Council to the following planning applications: -

6.1 SDNP/23/02127/HOUS

S73a retrospective application for erection of outbuilding to front
50A North Way, Lewes

19.53 Cllr Makepeace left the meeting.

RESOLVED – To support the application.

19.55 Cllr Makepeace rejoined the meeting.

6.2 SDNP/23/02534/HOUS

Replacement of timber front door
22A Priory Street, Lewes

RESOLVED: To support the application.

6.3 SDNP/23/02683/LIS

Replacement of existing single glazing to four windows on front elevation with new slimline double-glazed units in existing window frames
2 St Pancras Road, Lewes

RESOLVED: To support the application on the proviso that the correct gradient of glass is used. Members liked the fact that the proposed windows are energy efficient as well as the attention to detail.

6.4 SDNP/23/02680/HOUS

Repair works including application of bonding agent and mortar, sand and cement mix, Re-painting of front façade
16 St Johns Terrace, Lewes

RESOLVED: To SUPPORT the application as the restoration is sensitive for a historic building. Members requested for the applicant to consider the use of lime rather than concrete to create the historic feel.

6.5 SDNP/23/02334/LIS

Repainting and change of colour of exterior render and front door, exterior render in sage and front door in pink
13 Malling Street, Lewes

RESOLVED: To offer a NEUTRAL response but draw attention to the different colours of the door throughout the application

6.6 SDNP/23/02993/ADV

Installation of 3 no. non-illuminated advertisements
50 High Street Lewes

RESOLVED: To OBJECT to the application for the following reasons:

- 1) The signage proposed is overbearing and could have an impact for drivers using the crossroads nearby.
- 2) The signage proposed is out of keeping with the street scene and is not sensitive as others on the high street.
- 3) The signage proposed is out of character for Lewes.
- 4) The signage proposed is excessive and distracting.
- 5) The signage is overbearing and excessive.
- 6) The signage shown in the planning application is incongruous, overbearing and overly dominant in the street scene.

6.7 SDNP/23/02973/FUL

Demolition of existing buildings and construction of mixed-use development comprising 3 houses (Class C3), 32 self-contained flats (Class C3) and 198m² of ground floor commercial space (Class E), with associated access alterations, landscaping, and parking.
Former Bus Station Eastgate Street Lewes

RESOLVED: To OBJECT in the strongest possible terms to this application for the following reasons:

1. Section 6.86 of the draft CAAMP says "any redevelopment of these sites [North Street Quarter and the Bus Station] needing [sic] to recognise and respond to the special interest of the Conservation Area and represent designs of the highest quality." From architects' comments seen regarding this application, this application does not meet that requirement.
2. The proposal makes no provision for the relocation of bus facilities. Bus facilities are required in a central position in Lewes and in the absence of this the proposal is contrary to policies SD19 and SD57 of the South Downs Local Plan 2014-2033, policy AM2 of the Lewes Neighbourhood Plan 2015-2033, the National Planning Policy Framework and the English National Parks and the Broads: UK Government Vision and Circular 2010.
3. The proposal would, by reason of its scale, massing, roof form and proposed materials, result in an overbearing and incongruous form of development that would fail to conserve and enhance the existing townscape character, fail to preserve the Conservation Area, and would have detrimental impact on the setting of nearby Listed Buildings.
4. The proposed changes vs the previous application is not significant. 5 stories are too many and not in keeping with the surrounding builds.
5. In the absence of a completed Section 106 legal agreement, securing: · The Travel Plan and its mitigation measures (and associated monitoring / audit fees); · Traffic Regulation Orders (and their associated administrative costs) for the bus re-provision, creation / alteration of access into the site, creation of footway on Eastgate Street, creation of service lay-by and exploring the potential to prevent future occupants from applying for parking permits in nearby streets, and · Highway works (and the associated S278 Highway Agreement) required to create the access to the site, creation of footway (and its subsequent adoption) and creation of service lay-by. the proposal fails to mitigate its direct impacts and therefore is contrary to policies SD19, SD21, SD28 and SD57 of the South Downs Local Plan 2014-2033 and policies PL1 A and AM2 of the Lewes Neighbourhood Plan 2015-2033, the National Planning Policy Framework and the English Rejected due to lack of section 106 agreement. Have CIL liability, but no contribution to section 106 agreed.
6. No sustainability details have been provided.
7. The design is not in keeping with the historical feel of Lewes.

8. The design and proposal of the development is not appropriate for the site and is overbearing and is of an incongruous form.
9. Roof lines are too high.
10. The Bus Station is an iconic building and is one of its kind.
11. Very little has changed since the last application.
12. The parking provision proposed is not acceptable as there is a significant risk of fire if an electric charging point becomes faulty.
13. Members of the Planning Committee urges you to ensure that this application is in accordance with the policies emphasised above.
14. Members consider that existing unused premises which are of a significant size be used as an alternative provision.

6.8 SDNP/23/02938/LIS

Non-structural alteration to rear elevation to revert existing French doors back to a window opening 10-11 Ground Floor Flat Priory Crescent Lewes

RESOLVED: To SUPPORT this application.

6.9 SDNP/23/02873/FUL

Installation of an 18m high 5g telecom pole, along with associated equipment cabinets
Land Opposite 40 Nevill Road Lewes

This item was discussed earlier in the proceedings. Cllr West advised that he wishes to refrain from comment.

RESOLVED: To STRONGLY OBJECT to the application for the following reasons:

1. The mast is incongruous for the area.
2. The protected view has not been met.
3. The proposal is within a conservation area.
4. There will be an impact on the street scene.
5. Significant concerns regarding the local school and nursery
6. Impact on wildlife.
7. Concerns if the mast were to fail creating any radiation leakage.

8. This application is not in accordance with the South Downs Local Plan of which the following policies need to be taken into account.

Development Management Policy SD54: Pollution and Air Quality

1. Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation.
2. Development proposals that by virtue of their location, nature or scale could impact on an existing AQMA, as shown on the Policies Map, will be required to:
 - a) Have regard to any relevant Air Quality Action Plan (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP; and
 - b) Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.
3. Development proposals will be required to provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA.
4. Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.

Development Management Policy SD44: Telecommunications and Utilities Infrastructure

8. To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes, and local facilities.

Provide infrastructure without harm to the National Park special qualities.
Ensure all new dwellings are served by superfast broadband or equivalent.
Removal, reduction in prominence and undergrounding of telecommunications/ utilities infrastructure where feasible.

Members referred to previous comments regarding a rejected application of a similar mast proposed elsewhere in the district where Lewes District Council refused permission to construct a 12 metre mast in an application in Peacehaven, July 2022, It said the proposal was “incongruous, overbearing and overly dominant in the street scene and fails to integrate into, and take account of, the surrounding environment”.

The two members of the public left the meeting.

6.10 SDNP/23/02685/LIS

Replacement of cladding to front and sides with handmade clay tiles and replacement of cladding to rear with handmade clay tiles and unpainted feathered wooden cladding
127 High Street Lewes

RESOLVED: To offer a NEUTRAL response, concerns were expressed regarding the weather boarding being in keeping with the original listing of the building and a preference for clay tiles be used as they are far more fire resistant than boards. It was also recommended to use water harvesting on the down pipe.

Members of the Planning Committee would like to refer this application to the Conservation Officer.

The applicant should be encouraged to seek a free-of-charge assessment by Lewes Swift Supporters (lewesswifts@gmail.com) to see whether a swift nest box might be incorporated as part of the development.

6.11 SDNP/23/02450/HOUS

Two-storey extension to side, single-storey extension to rear, addition of dormers to rear and side elevation, replacement porch to front elevation, alterations to fenestration throughout, addition of solar panels to front roof, and air source heat pump to rear
31 Highdown Road, Lewes

The committee OBJECTS to this proposal because the increase in Gross Internal Area exceeds 30% therefore it is not compliant with SD 31 p120

Also, the access path round the house of 600 mm is too narrow

The meeting was declared closed at 20.44.