



Lewes Town Council

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Committee: Planning
Date: 9 January 2024
Time: 7pm
Location: Council Chamber, Town Hall
Present: Councillors Makepeace, (Chair) Gardiner, Ross, West, Baah, Bird and Livesey
Officers Present: Veronique Poutrel – Town Clerk
Julie Dean – Civic Officer

MINUTES

1. Apologies for absence

Councillors Todd, Clarke and Maples.

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.

Councillors West and Baah both declared an interest in item 5.11
SDNP/23/05155/FUL, 46 Malling Street, Lewes

3.Minutes

The minutes of the meeting held on 5 December 2023 were agreed as a true and accurate record of the meeting.

4. Public question time

There was a question from a member of the public concerning item **7a** on the agenda, briefly outlined as pertaining to the inadequate provision of strategic transport plan for the bus station site and for the rest of the town as per SD57.

It was agreed to ask the SDNP planning office to explain what underpins SD57 planning policy and how it aligns with existing policies and to find out what the SDNP envisages in this area of Lewes.

Resolved that: A response to SDNP will be agreed once points have been clarified with the solicitor – Chair (see item 7).

5. Planning applications

5.1 SDNP/23/04940/HOUS 22 King Henrys Road Lewes

Comments: Neutral

5.2 SDNP/23/04592/HOUS 24 Fitzjohns Road, Lewes

Comments: Support

The committee noted Friends of Lewes to object. The committee suggested use of non-glare solar panels.

5.3 SDNP/23/04619/HOUS 9-10 Pelham Terrace, Lewes

Comments: Object

The addition of a dormer window would be detrimental to the character of the building, roofline and streetscape. There are also issues with the design of the windows.

5.4 SDNP/23/04869/HOUS 33 Prince Charles Road

Comments: Support

The committee would prefer pitched rooves on garages and extensions SD 4.2.7. Supplementary Document adopted Design Guide C.4.2.7. Green rooves are also preferred. Policy PL2 Neighbourhood Plan.

5.5 SDNP/23/04876/HOUS 1 Delaware Road, Lewes

Comments: Neutral

There were concerns that the study could be big enough for a bedroom and this would bring a 3 bedroom dwelling to a 5 bedroom contravening housing mix policy SD27.

5.6 SDNP/23/04937/HOUS 4 Cranmer Close, Lewes

Comments: Already decided

5.7 SDNP/23/04667/HOUS Water Meadow View, Kingston Road, Lewes

Comments: Neutral

5.8 SDNP/23/04923/FUL 1 Hill Road, Lewes

Comments: Withdrawn

5.9 SDNP/23/04658/HOUS 12 North Way, Lewes

Comments: Neutral

5.10 SDNP/23/FUL 15-17 Spring Gardens, Lewes

Comments: Withdrawn

5.11 SDNP/23/05155/FUL First and second floor, 46 Malling Street, Lewes

Comments: Object

The committee considered that there was no evidence to indicate that the building was no longer fit for purpose and was in contravention of the draft Brooks Road plan.

5.12 SDNP/23/05184/FUL Badan Lodge, Cuilfail, Lewes

Comments: Neutral

The committee had concerns about the size and increased footprint of the new house, also citing the unattractive colour and the environmentally unfriendly large concrete area to the front of the house. Some members considered that being in a prominent position in the town the design was thought to be blocky and over massing in appearance, not in keeping with the area. More information was needed in relation to all the materials that should be reclaimed from the demolished buildings which should not be leaving the site, and that opportunities to improve the sustainability i.e. with reduced water use and energy consumption were being taken as this is a new build.

5.13 SDNP/23/05223/HOUS & SDNP/23/05224/LIS 1 Keere Street, Lewes

Comments: Support

The committee welcomes the new slim line double glazed windows with Heritage timber frames.

5.14 SDNP/23/0526/OUT North Street, Lewes

Comments: Support

The committee were generally supportive of the changes, the main issues not addressed were coach parking, loss of car parks, parking issues, and increased traffic which could be eased by traffic calming measures. It was agreed that a strategic transport plan was needed perhaps in collaboration with ESCC. Request that monitoring data from the junctions could be shared with the LTC planning committee

5.15 SDNP/23/04978/HOUS 37 Western Road, Lewes

Comments: Support

Would prefer Heritage conservation grade double glazed windows.

5.16 SDNP/23/05288/HOUS 3 Barons Down Road, Lewes

Comments: Neutral

The committee welcomed the double glazing and sedum roof, a reminder that black out blinds are needed on any roof windows, dark skies policy SD8.

6. Consultations

a) **Resolved that:** Lewes Town Council will participate in the Lewes District Council Local Plan Consultation. Councillor Makepeace will find a suitable date for the meeting to discuss the topic.

b) SDNP/23/04659/REM Old Malling Farm, Old Malling Way, Lewes

Resolved that: The committee through its Chair sets up a Task and Finish group to discuss the Old Malling Farm plan to invite members of the public then to report back to the next planning meeting on 30 January. Councillors Ross, Bird, Gardiner, Maples, Baah, West and Livesey were co-opted onto the T & F group. Councillor Makepeace will organise a mutually beneficial date. It was encouraged that as many individuals as possible post comments on the portal. It was requested that the SDNP bring the planning meeting for this site to Lewes.

7. Correspondence for noting or action

a) The actions to be taken regarding the response from the planning officer Nicola Martin in connection with the Bus Station planning application were agreed as follows:

Resolved that: The Town Clerk contacts the Surrey Hills solicitor to ascertain how much it will cost to:

1. Meet with her for an hour to discuss her reply
2. To write a letter to ask for explanation of some of the finer details for a response
3. How much it would cost to challenge the decision not to share information

8. Planning reports for noting

There were none.

9. The meeting closed at 836pm.