



Lewes Town Council

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Committee: Planning
Date: 30 January 2024
Time: 19:00
Location: Council Chamber, Town Hall
Present: Councillors Makepeace, (Chair) Gardiner, Ross, West, Baah, and Livesey
Officers Present: Veronique Poutrel – Town Clerk
Julie Dean – Civic Officer

MINUTES

1. Apologies for absence

Councillors Bird, Todd, Clarke

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.

Councillor Ross declared an interest in item SDNP/24/00006/HOUS as he knows the occupant.

3. Minutes

The minutes of the meeting held on 9 January were agreed as a true and accurate record of the meeting.

4. Public question time

It was agreed to suspend Standing orders whilst the public questions were discussed.

There was a question from a member of the public asking for the North Street Quarter and the Bus Station plans to be "Called in".

The Town Clerk explained the process of “Calling in” a planning application, the item was discussed, and it was agreed that the committee would investigate the possibility of “Calling in” the Bus Station application but not the North Street Quarter application as this had already been supported by Lewes Town Council.

It was resolved that:

The Town Clerk with the assistance of the committee will look into the plausibility of “Calling in” the Bus Station application. NB refer to item 9 on the agenda.

There was a question from a member of the public enquiring if it was possible to delay judgement on the Old Malling Farm project to allow more time to digest the plans with reference to low-cost housing and to contact Southern Water to query their strategy for sewage plans for the site which seem to be inadequate.

The committee discussed the question and agreed that the Southern Water plans were insufficient and if the plans were to go ahead and there were issues with them, could some penalties be put in place to deter the company from faulty recommendations.

It was resolved that:

Some supplementary wording be added to the Task and Finish report which would be supplied by the member of the public

5. Planning applications

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

a) SDNP/23/04528/FUL - GAP Group Hire Solutions, Southdowns Road, Lewes

Comments: Support

With the recommendation that the replacement LED halogen lights are moth friendly.

b) SDNP/23/05120/HOUS - 95 Spences Lane, Lewes

Comments: Already approved

c) SDNP/23/05291/CND - 14 December 2023

Comments: Support

d) SDNP/23/04294/LIS - 101 High Street, Lewes

Comments: Neutral

It was queried as to whether there might need to be internal alterations if the replacement of the chimney cowl, if so, listed building regulations need to be abided by.

e) SDNP/23/05403/LIS - 162 High Street, Lewes

Comments: Neutral

The committee supported the Conservation officer's comments in that there isn't enough contrast between the shopfront and the stucco above resulting in an inconsistent street scene. If possible, can lime based paint be used in any repainting.

f) SDNP/23/05456/HOUS - 49 Cluny Street, Lewes

Comments: Support

If there is some method of making the solar panels less visible by positioning them away from the view of the street it would be more acceptable

g) SDNP/24/00006/HOUS - Brandon, Kingston Road, Lewes

Comments: Support

There are access concerns mentioned by neighbours concerning the narrow driveway, which is not suitable for contractors vehicles, if any vehicle requires access it should be accompanied by a banksman

h) SDNP/23/05189/FUL - 16 Market Street, Lewes

Comments: Support

i) SDNP/23/05190/HOUS - 10 Glebe Close, Lewes

Comments: Object

The size of the dormer is contrary to planning policy and also conflicts with policy SD27 increasing the property from 2 bedroom to a 5 bedroom.

j) SDNP/23/05334/ADV - The Friars, High Street, Lewes

Comments: Support

It is advised that lime-based paint is used

k) SDNP/23/05383/CND - The Mallings Business Centre, 112 Malling Street, Lewes

Comments: Object

The committee recognised that the variation of conditions bears no resemblance to the original planning application. There is a distinct lack of information for the variations including lack of storage which is contrary to planning policy.

The cycle storage is totally inadequate for the amount of properties. If residents will be asked to sign up to a flood evacuation plan it will make the maintenance charge even more expensive

l) SDNP/23/05384/CND - The Mallings Business Centre, 112 Malling Street, Lewes

Comments: Object

As for the reasons in k).

m) SDNP/23/05385/CND - The Mallings Business Centre, 112 Malling Street, Lewes

Comments: Object

As for the reasons in k).

n) SDNP/24/00008/HOUS - Chandos, Rotten Row, Lewes

Comments: Support

o) SDNP/24/00057/FUL - Offices 1-4, 20 - 21 High Street, Lewes

Comments: Object

The committee were concerned about the loss of office space in Lewes and queried whether Oakley marketed the properties correctly and at a reasonable rent. It was noted that the bedroom in flat 3 was not viable, as the bedroom did not conform to national space standards.

p) SDNP/24/00165/HOUS - 20 The Gallops, Lewes

Comments: Support

It was asked that the thermal efficiency of the windows be considered, and advice should be given on how to recycle the UVPC windows.

q) SDNP/24/00114/FUL - Former Bus Station, Eastgate Street, Lewes

Comments: Object

The applicant is to be reminded about the promise of improving the visual impact of the site, this has not happened. This site is the gateway to Lewes and the hoardings are not suitable for a conservation area. The committee objects to the comments of the Conservation officer, this in fact is an historical building and an asset of community value. The hoardings have attracted anti-social behaviour such as graffiti and fly posting and should be removed as the site does not have planning permission.

r) SDNP/24/00166/FUL & SDNP/24/00167/LIS -77 High Street, Lewes

Comments: Support

6. Consultations

SDNP/23/04659/REM Old Malling Farm Old Malling Way Lewes East Sussex BN7 2DY

- a) Thanks were expressed to the task and finish group who have drafted a response, see attached file
- b) To add some extra information to the draft provided by a member of the public and send to the SDNP

Local Plan Spatial Strategy and Policy Direction

- a) Thanks were given to the group for their response to the local plan Spatial Strategy
- b) It was agreed for the Town Clerk to forward the response

Local Transport Plan 4 (LTP4)

- a) It was agreed that Lewes Town Council will participate in LTP4 consultation.
- b) It was agreed that Councillors Bird, Makepeace, Ross and Maples be delegated to the LTP4 task and finish group for the Town Clerk to submit in due course.

7. Planning appeal notification

SDNP/23/02873/FUL – Installation of an 18m high 5g telecom pole, land opposite 40 Nevill Road, Lewes BN7 1PQ.

- a) The committee would like to add to their response of the appeal:
The mast is only a one provider installation where it should be a shareable mast. Under policy SD6 it is a protected view and therefore it should not have been erected in this position.
It was queried why the appeal was allowed as the mast had been erected without permission.

8. Garage site re-development proposals

- a) The drop-in events organised by Lewes District Council to share proposals for the re-development of council-owned garage sites were noted

9. Correspondence for noting or action

- a) The Town Clerk explained the three cost options for consultation with the solicitor.
 - 1. A one hour meeting would cost £275
 - 2. To ask the solicitor to write a letter, taking one to one and a half hours £275 +
 - 3. To challenge the decision not to share information

- b) After some discussion it was proposed by Councillor Ross and unanimously agreed that an hour meeting will be arranged by the Town Clerk with the solicitor and Councillor Makepeace would draft some questions (in a weeks' time) for the solicitor prior to the meeting.

10. Planning reports for noting

- a) There were no planning reports for the Committee Members to note.

11. The meeting closed at 20:50.