



Lewes Town Council

Town Hall, High Street
Lewes, East Sussex
BN7 2QS

lewes-tc.gov.uk

Call: 01273 471469

Email: townclerk@lewes-tc.gov.uk

Committee: Planning
Date: 20 February 2024
Time: 19:00
Location: Council Chamber, Town Hall
Present: Councillors Bird, Campbell, Gardiner, Makepeace (chair), Maples,
Ross and West
Officers Present: Veronique Poutrel – Town Clerk
Julie Dean – Civic Officer

MINUTES

1. Apologies for absence

There were apologies from Councillor Baah, Todd, Livesey and Vernon

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.

There were no declarations of interest.

3. Minutes

The minutes of the meeting held on 30 January were agreed as a true and accurate record of the meeting.

4. Public question time

To receive questions regarding items on this agenda. Members of the public are invited to ask questions and raise issues which are relevant and are the concern of this committee. A period of 15 minutes is allocated for this purpose. If possible, notice of intention to address the Committee should be given to the Town Clerk by noon the day before the meeting.

There were no members of the public present

5. Planning applications

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

a) SDNP/23/05395/FUL & SDNP/23/05399/LIS - 11 High Street, Lewes

Comments: Object

The committee specifically objected to the change of door, the previous occupiers of the building, Nat West bank had glass doors inside the timber doors which worked well as a lobby therefore there is no need to change the existing doors, it will alter the look and heritage of the building. The comments of the conservation officer guided our decision making.

b) SDNP/23/05400/LIS & SDNP/23/05396/ADV - 11 High Street, Lewes

Comments: Neutral

The committee and would like to see the projecting sign reduced in size.

c) SDNP/24/00173/HOUS - 24 Hawkenbury Way, Lewes

Comments: Object

The dormer is overlarge contravening the FOL guidelines and SDNP Design Guide Section 4.1. These concerns were reflected in the objections from the neighbours in relation to overlooking.

d) SDNP/24/00184/FUL - 41 Queens Road, Lewes

Comments: Object

The building is over high and mass for the streetscape. The existing building is currently a perfectly good dwelling. To demolish a perfectly good house in order to build a new one was considered unnecessary in terms of sustainability.

e) SDNP/24/00298/HOUS - 3 De Montfort Terrace, De Montfort Road, Lewes

Comments: Neutral

The committee commented that blackout blinds would be required for any rooflights in line with the Dark Skies policy

f) SDNP/23/04091/HOUS - 19 Hereward Way, Lewes

Comments: Neutral

There is insufficient information in the plans for a conclusion and there are no details of the building materials to be used.

g) SDNP/23/04536/FUL - Flats 5,6,9 & 10, Broomans Court, Broomans Lane, Lewes

Comments: Object

The UVPC windows are objected to within the conservation area. Well manufactured timber framed windows with regular maintenance are preferred as they have a longer life. Use of sustainable materials as per the Neighbourhood Plan Policy PL2.

h) SDNP/23/04663/HOUS - 9 Orchard Road, Lewes

Comments: Object

The dormer is too large and in contravention of FOL planning advice and SDNP Design Guide section 4

i) SDNP/23/05242/HOUS - 12 North Street, Lewes

Comments: Support

j) SDNP/23/05434/HOUS - 24 Church Lane, South Malling, Lewes

Comments: Neutral

k) SDNP/23/05464/HOUS - 25 Cranedown, Lewes

Comments: Neutral

l) SDNP/24/00140/HOUS - 4 Castle Banks, Lewes

Comments: Support

m) SDNP/24/00169/HOUS - 3 Friars Mews, Pinwell Road, Lewes

Comments: Object

The committee objected to the use of UPVC windows in the conservation area and recommended timber framed windows, with maintenance, last longer and are more sustainable and in keeping with the area. Neighbourhood Plan policy PL2 applies

n) SDNP/24/00326/CND - Flat 2, 48 Southover High Street, Lewes

Comments: Neutral

Blackout blinds to be used on any rooflights in line with the Dark Skies policy.

o) SDNP/24/00415/CND - Ord, Kingston Road, Lewes, East Sussex, BN7 3NB

Comments: Support

p) SDNP/23/05408/HOUS & SDNP/23/05409/LIS - 26 Station Street, Lewes

Comments: Support

Blackout blinds to be fitted to all rooflights in line with the Dark Skies policy.

q) SDNP/24/00428/HOUS - 1 The Riverhouses, South Street, Lewes

Comments: Neutral

Blackout blinds to be fitted to all rooflights/lightwells in line with Dark Skies policy.

r) SDNP/24/00453/HOUS - 4 Clare Road, Lewes

Comments: Object

A more sustainable approach to the roofing materials would be expected together with better water harvesting. The change to the character of the building including the hip to gable conversion were unacceptable.

s) SDNP/24/00489/LIS - 144 High Street, Lewes

Comments: Neutral

t) SDNP/24/00525/CND - Ousedale House, Offham Road, Offham

Comments: Object

The committee were concerned about the condition of the mobile home after 12 years and why permanent permission had not been asked for from the offset. It was suggested appropriate permanent planning permission should be sought.

6. Local Transport Plan 4 (LTP4) Consultation

- a) It was agreed that Councillors Bird, Campbell, and Makepeace arrange a date to discuss LTP4 before the deadline of 25 February and to forward their response to the Town Clerk by 23 February.

7. Former Bus Station, Eastgate Street, Lewes

- a) Councillor Ross provided an oral report on the meeting with the solicitor explaining that as a qualifying body we should have received a reasonable response to our questions. One of the issues was that the Generator Group see the former bus station as a shared responsibility which was unreasonable idea as issues such as flooding were not a shared responsibility. It was agreed to rephrase the questions so that they did not infringe on client confidentiality, with a legal gloss from the solicitor.
- b) If a satisfactory response is not received from the SDNP then the committee would consider pursuing a judicial review.

8. The meeting closed at 20.35