



# Lewes Town Council

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**Committee:** Planning  
**Date:** 2 April 2024  
**Time:** 19:00  
**Location:** Council Chamber, Town Hall  
**Present:** Councillors Makepeace, (Chair) Todd, Livesey, West, Gardiner,  
Vernon and West  
**Officer Present:** Julie Dean – Civic Officer

## MINUTES

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### 1. Apologies for absence

There were apologies from Councillors Baah, Campbell, Maples and Ross

### 2. Declarations of Interest

There were no declarations of interest

### 3. Minutes

The minutes of the Planning Committees Meeting held on 20 February and 12 March 2024 were agreed as a true and accurate record of the meetings

### 4. Public question time

There were no questions from the public

### 5. Planning applications

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

a) **SDNP/24/00837/HOUS** - The White House, Cuilfail, Lewes

**Comments:** Neutral

It is preferred that a green roof on the flat roof spaces be used. The hedge should be replanted and water conservation observed.

**b) SDNP/23/04755/HOUS & SDNP/23/04756/LIS** - 107 High Street, Lewes

**Comments:** Neutral

Heritage double glazing is preferred and natural insulation where possible

**c) SDNP/24/00074/HOUS & SDNP/24/00075/LIS** - 7 Castle Banks, Lewes

**Comments:** Support

**d) SDNP/24/00423/FUL** - 26 Fitzjohns Road, Lewes

**Comments:** Support

**e) SDNP/24/00994/FUL** - Lewes Working Mens Club, Malling Street, Lewes

**Comments:** Object

There is no space available for solar panels due to the dormer windows or space for heat pumps which fails to support commitment to Renewable Energy policies. There is no evidence of the Cooling Assessment required. There are no parking spaces. The committee is unconvinced by the drainage solutions and flood proofing for the future.

**f) SDNP/24/01014/FUL & SDNP/24/01015/LIS** - 141 High Street, Lewes

**Comments:** Support

If possible green roofs are preferred and blinds on all roof lights in line with the Dark Skies policy

**g) SDNP/24/01062/ADV** - 59 High Street, Lewes

**Comments:** Support

There were some concerns about the sign being illuminated and the removal of the one way arrow. Confirmation from ESCC is requested concerning the re siting of the arrow.

**h) SDNP/24/01135/HOUS** - 2B King Henrys Road, Lewes

**Comments:** Support

**i) SDNP/24/01147/HOUS** - 15 Delaware Road, Lewes

**Comments:** Support

j) **SDNP/24/01147/HOUS** - 15 Delaware Road, Lewes

**Comments: Object**

The architect's statement referring to policy SD31 which allows for no more than 35% increase in floor space is incorrect it should read 30%. The plans also are contrary to SDNP 27 mix of housing, increasing the property to a 4 bedroom house.

The street scene would become unbalanced as the mass of the proposal is overbearing.

**6. Consultation on accelerated planning**

a) A Task and Finish Group was agreed to respond to the [consultation](#) which closes on 1 May 2024, those proposed were Councillors Makepeace, Livesey and Gardiner

**7. Renewable Energy Study**

a) A Task and Finish Group was agreed to respond to the [Renewable Energy Study](#) which closes on 10 May 2024, those proposed were Councillors Bird and Gardiner

**8. Former Bus Station, Eastgate Street, Lewes**

There was no news to report on the Bus Station plans, it was noted that in future it be referred to as the Bus Station not the Former Bus Station.

**9. Planning reports for noting**

Councillor Livesey gave an oral report on the Garden Street project mentioning that there was an issue with Southern Water withdrawing their agreement to allow building over a sewer, the scheme therefore has had to be reduced and will probably have to pursue a plan with a community housing partnership.

Councillor Livesey also reported that Cayuga had purchased the old Wenban Smith site from John Lewis and planned to build 100 dwellings with 80 parking spaces. The issues of affordable housing, heritage and transport were raised. The company were hoping to include gable ends and maisonettes in their design. The pre application is expected soon and the developer is keen to engage with the Town Council and other groups. There are aspirations to connect the site with the North Street Quarter site.

This site is part of SD57, therefore conditions that cover North Steet Quarter and The Bus Station are equally applicable.

10. The meeting closed at 19.42.