



**Committee:** Planning  
**Date:** 23 April 2024  
**Time:** 19:00  
**Location:** Council Chamber, Town Hall  
**Present:** Councillors Makepeace (Chair), Baah, Campbell, Gardiner, Vernon,  
and West

**Officers Present:** Town Clerk – Veronique Poutrel  
Julie Dean – Civic Officer

## MINUTES

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### 1. Apologies for absence

There were apologies from Councillor Maples, Ross, Todd, Livesey and Bird.

### 2. Declarations of Interest

There were no declarations of interest.

The minutes of the Planning Committee Meeting held on 2 April 2024 were agreed as a true and accurate record of the meeting.

### 4. Public question time

There were no questions from the public.

### 5. Planning applications

a) **SDNP/24/01150/FUL** - 5 Garages, Westgate Street, Lewes

**Comments: Support**

b) **SDNP/24/01181/HOUS** - 21 South Street, Lewes

**Comments: Support**

Black out blinds and the permeable standing surface are welcomed.

c) **SDNP/24/00473/HOUS** - 15 Garden Street, Lewes

**Comments: Object**

Lack of information on the application.

d) **SDNP/24/00729/FUL** - 4 Bear Yard, Lewes

**Comments: Neutral**

There were concerns about the possibility of future residents complaining about noise from the pub but as long as the licensing laws are observed, we hope there will not be issues.

**e) SDNP/24/00843/FUL** - Pannetts Building, Railway Lane, Lewes

**Comments: Neutral**

It is recommended that Swift boxes be placed on the roof of the building. There were some concerns about the office and social housing being placed in the parts of the building which were liable to flooding.

**f) SDNP/24/01331/HOUS** - 50 Valence Road, Lewes

**Comments: Neutral**

Swift boxes for the new roof are recommended.

**g) SDNP/23/04659/REM** - Old Malling Farm , Old Malling Way

**Comments: Object**

See comments in [Annex 1](#).

**h) SDNP/24/00899/FUL** - 14 Gundreda Road, Lewes

**Comments: Neutral**

The committee regrets the loss of trees and greenery.

**i) SDNP/24/01127/HOUS** - 59 Grange Road, Lewes

**Comments: Neutral**

Bird boxes for Swifts are recommended.

**j) SDNP/24/01301/FUL** - Priory School, Mountfield Road, Lewes

**Comments: Neutral**

It was hoped that dialogue with the community about keeping the car park open at weekends and evenings for local residents could continue.

**k) SDNP/24/01362/HOUS - SDNP/24/01363/LIS** - 212 High Street, Lewes

**Comments: Object**

There is a lack of information that the Conservation Officer requested.

**l) SDNP/24/01429/CND** - 38 Western Road, Lewes

**Comments: Neutral**

The extractor fan for the kitchen is too close to the bedroom window, if commercial food operation is to be retained, timber double glazed windows are preferred.

**m) SDNP/24/01435/HOUS** - 13 Garden Street, Lewes

**Comments: Support**

Timber framed double glazed windows preferred.

**6. Consultation on accelerated planning**

It was agreed that Councillors have time to consider the document prepared by Councillors Livesey and Makepeace and a response to be sent by 26 April.

**7. Renewable Energy Study**

It was agreed to circulate the response and complete it before the deadline of 10 May.

**8. Planning reports for noting**

Councillor Makepeace gave an oral report on the Gails Bakery doors which confirmed that there was ongoing dialogue with the planning officer and Gails Bakery

**9. The meeting closed at 20:01**

## **Annex 1 - Comments for Planning Application SDNP/23/04659/REM**

Address: Old Malling Farm Old Malling Way Lewes East Sussex BN7 2DY

Proposal: Reserved Matters application for approval of scale, layout, external appearance and landscaping following grant of Outline Planning Permission for erection of 226 dwellings including affordable housing, public open space and associated infrastructure including vehicular and pedestrian access from Monks Way (SDNP/18/06103/OUT).

Case Officer: Vicki Colwell

### **Customer Details**

Name: - Lewes Town Council

Address: Lewes Town Council, Town Hall High Street Lewes East Sussex BN7 2QS

### **Comment Details**

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Access:

We remain very concerned about the additional vehicle journeys that will be generated along residential roads that were not designed for this volume of traffic. Much better measures are required to reduce the number of journeys that the new homes will generate, and to mitigate the impact of the additional traffic on existing residents and wildlife.

Critically, we do not think that the proposed cycling and walking access (a Z-shaped ramp on stilts) is anywhere near adequate to encourage most residents to make use of the path along the old railway line into town. The ramp is too steep, too narrow, and too long, which will make it inaccessible for disabled people and will reduce the propensity to cycle and walk. It will also be very expensive to construct and maintain. We support the detailed comments on this provided by Mr Shane Snow and Cycle Lewes in their responses. And we would like their alternative design ([https://drive.google.com/file/d/1pKKcezuo\\_MBqsEDwaFPkOSzelQNY8WJk/view?usp=sharing](https://drive.google.com/file/d/1pKKcezuo_MBqsEDwaFPkOSzelQNY8WJk/view?usp=sharing) and [https://drive.google.com/file/d/1E6L3HSkajSc03Vh43dyxUVsMIP-7Ni2O/view?usp=drive\\_link](https://drive.google.com/file/d/1E6L3HSkajSc03Vh43dyxUVsMIP-7Ni2O/view?usp=drive_link)) to be constructed instead.

We also believe that this entrance to the site at Deanery Corner should be made at least as attractive and welcoming as the vehicle access at the north of the site, to encourage residents to use this as the main entrance.

Further measures to reduce traffic must include:

- Improvements to public transport, including providing a bus route through the site and financial support of the bus service

- Improved cycling and walking provision
- Improved cycle storage and cycle hubs, to allow ownership and/or rental of cargo bikes and ebikes (probably by the cycling/walking entrance in Deanery Corner)
- On-site facilities such as a shop or community hub to reduce the need for residents to leave the site
- Insurance policy to allow for additional measures if the above measures prove inadequate
- Much better car club provision (potentially with free car-club membership), with many more spaces and EV charging provision
- Discussions with local retailers (including Tesco and Aldi) about how to incentive further cycling and walking journeys between the sites

Measures to mitigate the impact of the additional traffic on existing residents and wildlife must include:

- A pedestrian crossing on Old Malling Way near St Michael's Terrace
- A pedestrian crossing at the site entrance
- 20 mph signage and enforcement
- Shielding of headlights shining into homes (through planting of shrubs etc)

These measures must be secured through Section 106 conditions, rather than being imposed on residents through a management charge.

We are also concerned about the reduction in planned car parking provision, and the risk that new residents will fly-park on existing streets. We hope that the measures above will remove the need for such a high-level of private car ownership. But we believe that mitigation and contingency measures should be provided, such as those developed for the North Street Quarter application.

Flood and pollution risk:

We remain concerned about the potential flood risk and increased run-off from the new housing.

Better measures are needed to ensure that both homes and the environment (including the River Ouse) are protected from the increased flood risk arising from climate change.

These measures should include:

- Building design to slow the flow of rainwater off the site
- Scrapes, SUDS and other flood measures to retain water on the site
- Improved sewerage
- Measures to prevent litter and other pollutants entering the river.

Construction:

While we welcome the stated environmental benefits of the novel construction method, we are concerned about the suitability and longevity of this. We would like to be assured that the homes

will have the same longevity as standard construction homes, and that they can be repaired and altered without significant additional cost of risk.

We also note that the construction is at odds with SDNPA's commitment to the use of local materials and construction methods. We would like the Authority to consider whether this is appropriate on this site in an historic town.

The planned off-site construction offers little in the way of local jobs. We would like to see a very strong commitment to local employment during construction and on-going maintenance in the planning conditions.

We are also concerned about the impact on residents during construction with prefabricated parts being delivered on lorries from the A27 along Malling Hill, Church Lane, Old Malling Way and Monks Way. The developer should be required to produce a detailed plan to show how impacts on residents will be fully mitigated during construction, including noise, safety, traffic and pollution, especially during peak hours.

Affordability:

We welcome the reduced running costs that will arise from the planned energy efficiency and generation measures.

We also welcome the commitment to SDNPA policy requirements of 50% affordability according to the government definition. However, we note that that's still not generally affordable to Lewes residents.

We would like to see provision of Lewes Low-Cost Housing in line with the Lewes Neighbourhood Plan. We would also like to ensure adequate provision for Social Housing.

The development must provide far more mixed modes of housing to meet the needs of the community, including very small dwellings, shared housing for younger and older people, cohabitation, shared ownership etc.

Details of management company charges should be made clearer, and controls put in place to ensure that costs are controlled, and properties remain sellable.

Community provision:

We are disappointed by the lack of additional amenities for residents, both on the site and nearby.

We believe that additional facilities should include:

- A walking and cycling bridge across the River Ouse to the north to Hamsey
- A community hub and/or small shop
- Improved play and community congregation areas.

## Disabled access

We note, and strongly support, the comments made by Mr Mark Eade regarding provision for those with disabilities. We would like his recommend improvements to be incorporated or ensured through planning conditions.

## Visibility:

We are concerned about the visibility of the site from adjacent areas and hills including Hamsey Church, Malling Down, Nevil and Landport Bottom.

This is a particular concern in winter when foliage coverage is reduced.

Measures that must be taken to minimise the impact include:

- a review of the suitability of 3-storey dwellings on this site
- Further tree planting (see below)
- Use of non-reflective solar panels
- Use of colours and materials to help the development blend into its surroundings.

## Sustainability:

We would like to be assured that the homes are being built to withstand future climate – increased heat, rain and wind.

We strongly welcome the decision not to provide gas to the site, as that would burden future occupiers with the need to convert to alternative, low-carbon sources. We also welcome the provision of heat-pumps. However, these should be ground-source (rather than the proposed air-source) as they are more efficient, quieter and more reliable.

## Heritage:

As a historically important site, we would like to see greater reference to the site's heritage, through both information boards and street naming.

## Biodiversity:

Although we welcome the claims for biodiversity net gain, we believe that further improvements can and should be made, including:

- Further tree-planting on site (of suitable species, including native and fruit-bearing trees to attract wildlife, in partnership with the Lewes Arboretum)
- Greater distance between homes and existing trees to ensure their continued viability.
- Measures to ensure free movement for fauna around the site (e.g. porous hedgerows, wildlife crossings)
- Swift, bird and bat boxes

- Insect havens
- Ponds
- Leaving dead and dying trees in situ to provide wildlife habitats.

Given there is some concern about the record of Southern Water we would ask that the results of the 'more detailed network modelling' which they refer to in their response of the 29th January in which they find the increased requirements of this site can be safely provided for, could be made available and perhaps assessed by an independent expert.

As, given our geography, this the only site remaining in the town that could yield a significant amount of the Lewes Low-Cost Housing our Neighbourhood Plan seeks we would ask the Park to consider delaying their decision on this site until after the General Election when opportunities may appear for supported community funded housing, such as was piloted by the present government.

There is also an issue of ownership here as a substantial percentage of the affordable housing is intended to be for rent. It would be a great loss to the Town if such opportunities were missed.

**Additional text to add:**

None of our previous serious concerns have been met, and in the meantime, the following concerns have also been raised with us which we endorse/support:

- There is nothing to show how well shielded the proposed development will be from the Malling Deanery Conservation Area, especially in winter when the (mainly) deciduous trees will have dropped their leaves. Further tree planting and/or lowering of the units along this boundary must be undertaken to protect the Conservation Area.
- The sewerage design only provides gravity drainage for 50 houses, with the remainder serviced by a temporary unadopted pumping station. Given recent sewerage spills in this area event before the construction of additional dwellings, this aspect of reserved matters should be fully resolved before permission is granted.
- We previously requested the inclusion of swift, bird and bat boxes, as required by our Local Planning policy (ref??). But we have since observed that the design of the homes does not incorporate overhanging eaves. As well as likely reducing the longevity of the homes by increasing weather on the outside walls of the houses, this removes an important potential habitat for wildlife, in particular swifts, swallows and house martins. Overhanging eaves should therefore be provided.