

**Committee:** Planning

**Date:** 18 June 2024

**Time:** 19:00

**Location:** Lewes Town Hall, Council Chamber

**Present:** Councillors Livesey (Vice Chair), Bird, Campbell, Gardiner, Ross and Vernon

**Officers Present:** Town Clerk – Veronique Poutrel  
Deputy Town Clerk – Nisha Vesuwala  
Civic Officer - Julie Dean

**Members of the public present:** None

## Minutes

---

### 1. Apologies for absence

Apologies were received from Councillors Makepeace, West and Baah.

### 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 Gardiner declared an interest under item 5 for SDNP/18/05444/FUL – Garden Street Auction Rooms, Garden Street, Lewes.

### 3. Minutes

**It was resolved that:** The minutes of the Planning Committee Meeting held on 28 May 2024 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 questions from members of the public.

## **5. Planning applications**

**It was resolved that:** Responses from Lewes Town Council to the following planning applications were agreed.

**a) SDNP/24/02075/HOUS** - 62 Prince Edwards Road, Lewes

**Comments: Support**

The committee would like to see conservation style rooflights as well as window blinds which adhere to the Dark Skies policy.

**b) SDNP/24/01895/HOUS** - 1 Hamsey Crescent, Lewes

**Comments: Object**

Dormers should complement the existing property and sit well within the roof slope, away from gables and hips, set down from the roof ridge, so that the roofline is retained unaltered. There was concern that the dormer was too large and that solar panels will be removed. There is no information on what materials are being used and no sustainability included in the plan such as swift boxes or water collection.

**c) SDNP/24/02001/FUL** - 26 Malling Street, Lewes

**Comments: Object**

There was some confusion in the application concerning the replacement windows, whether or not they are single or double glazed. The committee asked that the Enforcement Officer checks to clarify the situation. It was mentioned that ESCC as a public body should be more aware of the planning and conservation rules. Whilst objecting and regretting the design, the value of this community facility is recognised by Members of this Committee.

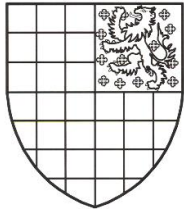
**d) SDNP/24/02183/HOUS** - 19A High Street, Lewes

**Comments: Support**

**e) SDNP/24/01886/HOUS** - 1 Manor Terrace, Potters Lane, Lewes

**Comments: Support**

There is insufficient information in the drawings to make accurate observations, but the committee were pleased to see that lime-based mortar, like for like bricks and swift boxes were being incorporated into the design.



**f) SDNP/24/02132/LIS - 187 High Street/2 Fisher Street, Lewes**

The committee agreed that more information was needed to form an opinion and that the Town Clerk would make contact with Lewes District Council to obtain more details and arrange a site visit. The response deadline of 9 July was asked to be extended so that it could be discussed at the next planning meeting on the same date. The moving of the Tourist Information office was queried, the Town Clerk will confirm if this is to be a permanent or temporary measure, as signs on the building imply permanent. More visitor friendly signage would be welcome, so that visitors are aware that the tourism office is currently located elsewhere.

**g) SDNP/24/02277/HOUS - 4 Wellhouse Place, Lewes**

**Comments: Support**

Dark skies compliant, natural material being used, water butts and other features are present.

**It was noted that:** Comments for SDNPA (Called in Applications) - Garden Street Auction Rooms, Garden Street, Lewes, BN7 1TJ were still being accepted. The committee reiterated that their original objections still stand and the housing need in Lewes is for 1- and 2-bedroom houses/flats and agreed that if the scheme was altered in any way, that a new planning application would be required.

## **6. Phoenix Quarter – Planning Agreement under Section 106**

- a) **It was resolved that:** Authority be delegated to the Town Clerk to finalise Section 106 agreement with support from the Chair of Planning. The shuttle bus scheme was discussed and Members agreed this was an integral part of the scheme.

Proposed: Councillor Bird

Seconded: Councillor Campbell

- b) The definition of Lewes Low-Cost Housing was noted and clarification was sought about the flexibility of combining the two different rates. The Town Clerk will clarify with Human Nature about the two methods of calculation.

## **7. Neighbourhood Plan**

- a) **It was resolved that:** A Task and Finish Group to review updates required for the Neighbourhood plan be set up where members of the public can also be included. Councillors Bird, Gardiner and Vernon have agreed to sit on the Task and Finish group. Members that are not present will also be asked if they'd like to join the group.

## **8. Planning updates for noting**

It was announced that there will be some **Planning Training** in the Council Chamber on 23 July at 6pm, an invitation will be sent out by the Town Clerk.

**Eastgate Wharf** development was mentioned and it was confirmed that the Town Council's views in the pre-application conversations would be welcome.

The **Bus Station** application was discussed, and Councillor Ross informed the committee that an important document giving details of the proposed site for the new Bus Interchange had only been available on the SDNP website for four days before the deadline expired. It was also considered that the Generator Group were offering insufficient funds for the replacement site. It was agreed that this item be put on the next Planning Committee Agenda to discuss further.

It was reported that **Gail's Bakery** have been given three months to replace the original front doors otherwise they will receive a fine. Thanks were given to the Conservation Officer for their diligence.

## **9. The meeting closed at 20:47**