

**Committee:** Planning

**Date:** 9 July 2024

**Time:** 19:00

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

**Present:** Councillors Makepeace (Vice Chair), Campbell, Livesey, Ross, Vernon and West

**Officers Present:** Town Clerk – Veronique Poutrel

**Members of the public present:** Three

## Minutes

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### 1. Apologies for absence

Apologies were received from Councillors Baah, Bird and Gardiner.

### 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 Livesey declared an interest under items 5e and 5m.

Councillor West declared an interest under item 5e.

### 3. Minutes

**It was resolved that:** The minutes of the Planning Committee Meeting held on 9 July 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/24/01177/HOUS** - 7 Berkeley Row, Lewes

**Comments: Support**

The use of good natural materials is welcome. Attention should be paid to comments from Friends of Lewes.

b) **SDNP/24/01789/FUL** - Sussex Downs College, Southover Building, Mountfield Road, Lewes

**Comments: Support**

Information from the land officer around dealing with potential contaminated land should be noted.

c) **SDNP/24/01992/FUL** - Flats 3 - 30, Malling Close, Lewes

**Comments: Support**

Whilst upgrade to Lewes District Council's housing stock is welcome, there are concerns about the use of UPVC. Recycling of old UPVC should be considered. Well manufactured timber framed windows with regular maintenance are preferred, as they have a longer life.

d) **SDNP/24/02066/FUL** - Bowling Green, Castle Precincts, Lewes

**Comments: Neutral**

Condition of the wall should be checked and repairs carried out if required. An alternative to felt roof would be preferred.

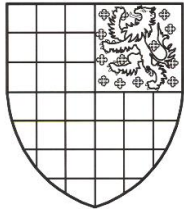
e) **SDNP/24/02264/HOUS** - The Red House, Rotten Row, Lewes

As two members declared an interest, the Committee was not quorate and therefore not in a position to comment.

f) **SDNP/24/02292/FUL** - 64 High Street, Lewes

**Comments: Neutral**

Whilst cycle parking is available, it is difficult to access. Concerns were raised about the lack of parking (two spaces allocated to the businesses) and lack of refuse storage.



Lewes  
Town  
Council

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

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**g) SDNP/24/02347/FUL** - 3 South Street, Lewes

**Comments: Object**

A basement impact assessment should be carried out in order to ascertain potential impact of work on other buildings. Excavation could interfere with Right of Way in common access.

**h) SDNP/24/02356/FUL** - Liquid Studio, St Andrews Lane, Lewes

**Comments: Object**

The development seems larger than the previously rejected application and the design and materials used are not in keeping with the conservation area. No sustainability statement is provided. Retaining wall would also need to be considered.

**i) SDNP/24/02397/HOUS** - 16 St Johns Terrace, Lewes

**Comments: Support**

This development will bring the house in line with others in this street. Blinds should be considered in line with the Dark Skies policy. The use of conservation grade glazing is welcome.

**j) SDNP/24/02400/LIS** – 140 High Street, Lewes

**Comments: Support**

Like for like and use of timber is supported.

**k) SDNP/24/02195/HOUS** - 16 Cluny Street, Lewes

**Comments: Support**

Blinds should be considered in line with the Dark Skies policy.

**l) SDNP/24/02433/FUL** - Flat 2, 34 King Henrys Road, Lewes

**Comments: Support**

Minor development using sustainable material and complying with fire safety.

**m) SDNP/24/02144/HOUS** - 6 Mount Street, Lewes

**Comments: Support**

It is noted that wooden frame is to match the front of the building but not the rear.

n) **SDNP/24/02165/FUL & SDNP/24/02166/LIS** - 3 North Street, Lewes

**Comments: Support**

o) **SDNP/24/02352/HOUS** - 13 Garden Street, Lewes

**Comments: Support**

Windows have now been redesigned to address concerns raised when the application was previously rejected.

p) **SDNP/24/02399/FUL** - 140 High Street, Lewes

Assessed under 5j.

q) **SDNP/24/02443/HOUS** - 27 Hamsey Crescent, Lewes

**Comments: Support**

EPDM, an extremely durable rubber roofing membrane would make a more sustainable material to use than glass reinforced plastic, which releases toxic when made and is not easily recyclable.

r) **SDNP/24/02448/FUL & SDNP/24/02449/LIS** - 1 Market Street, Lewes

**Comments: Neutral**

Whilst the conservation officer confirms that casement does not need replacing, if repairs are to go ahead, vacuum sealed glazing should be explored.

s) **SDNP/24/02451/LIS** - Market Tower, Market Street, Lewes

**Comments: Neutral**

Whilst this renovation is welcome, wide consultation needs to take place in order to assess potential impact on traders and other stakeholders. As the tower is a prime swift nesting area, the Lewes Swift group should also be consulted.

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

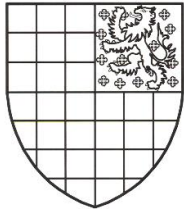
**Comments: Support**

Necessary work to ensure the safety of the building.

**It was resolved that:** Confirmation of timescales be sought and feedback provided regarding how the move of the Tourism Office is currently advertised and how windows could be used to advertise events.

## 6. Planning updates for noting

Members were asked to note that the South Downs National Park Authority were currently undertaking a **review of the South Downs Local Plan**.



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**It was resolved that:** To consider a response from Lewes Town Council to the review will be added to next agenda.

**It was resolved that:** A letter objecting to the process be sent to South Downs National Park Authority to highlight the following points: The statutory consultation should reopen as details were provided only four days before the consultation deadline and the illustration provided was only *illustrative* therefore not valid. A meeting to further discuss the **Bus Station** will also be requested.

Proposed: Councillor Livesey

Seconded: Councillor Ross

## 7. Exclusion of press and public

That pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business by reason of the confidential nature of business to be transacted.

Three members of the public were present but allowed to stay as item 8 was no longer confidential.

## 8. Garden Street Auction Rooms

The item was no longer a confidential item, as it was now in the public domain. The application was called in and has been rejected.

## 9. The meeting closed at 20:55.