

Committee: Planning

Date: 30 July 2024

Time: 19:00

Location: Lewes Town Hall, Council Chamber

Present: Councillors Makepeace (Chair), West, Livesey, Baah, Bird and Gardiner

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

Members of the public present: None

Minutes

1. Apologies for absence

Apologies were received from Councillors Ross, Campbell 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.

Councillor Livesey declared an interest in SDNP/24/02671/HOUS

Councillor West declared an interest in SDNP/24/02457/FUL

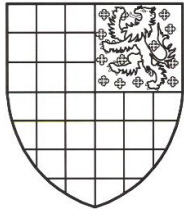
Councillor Makepeace declared an interest in SDNP/24/02540/HOUS.

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/24/02425/LIS** - 39-40, High Street, Lewes

Comments: Support

The comments from the conservation officer were noted

b) **SDNP/24/02457/FUL** - 179 High Street, Lewes

Comments: Neutral

The committee regretted the loss of the sun pipes as natural lighting would be lost, they would like to see the replacement of any greenery lost due to the removal of the balustrade and decking.

c) **SDNP/24/02597/LIS** - Remains Of Town Wall, Westgate Street, Lewes

Comments: Support

d) **SDNP/24/02637/FUL & SDNP/24/02638/LIS** - 14 Friars Walk, Lewes

Comments: Neutral

The committee would like to see low omission glass used on the interior of the building. The window frames preferred are timber, but high quality UVPC is acceptable

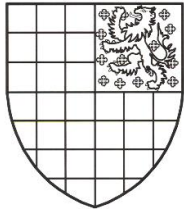
e) **SDNP/24/02639/FUL & SDNP/24/02640/LIS** - Landport Farmhouse, 19 Hayward Road, Lewes

Comments: Support

The committee would like to see regular maintenance of the windows increasing their lifespan and using non plasticised paints which damage the wood. They recommend using lime-based linseed paints

f) **SDNP/24/02671/HOUS** - 3 Mount Street, Lewes

Comments: Neutral



g) SDNP/24/02706/HOUS - Warblers, Kingston Road, Lewes

Comments: Neutral

More information is needed to make a decision, there is no information about insulation or other materials used to change the building from storage to residential, no information about biodiversity gain etc. Blinds on rooflights would be needed to comply with the SDNP dark skies policy.

h) SDNP/24/02740/HOUS - 33 Mill Road, Lewes

Comments: Support

Blinds on rooflights are needed to comply with the SDNP dark skies policy.

i) SDNP/24/02751/LIS - The Castle Lodge, Castle Precincts, Lewes

Comments: Support

It is important that lime render be used on heritage buildings.

j) SDNP/24/02765/CND - St Annes Lodge, Rotten Row, Lewes

Comments: Neutral

More information is needed to make a comment on this application, the concerns from the neighbours are noted.

SDNP/24/02540/HOUS - 13 Keere Street, Lewes

Comments: Object

There was concern about the removal of the building damaging the wall and the unnecessary cutting down of a tree.

k) SDNP/24/02580/HOUS - 4 Cleve Terrace, Lewes

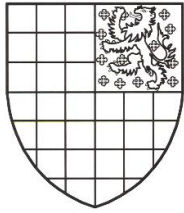
Comments: Neutral

There were some concerns about the rooflight changing the roofscape, blinds would need to be fitted in line with the SDNP dark skies policy.

l) SDNP/24/02725/HOUS - 16 Fitzjohns Road, Lewes

Comments: Support

Breathable lime render is recommended.



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m) SDNP/24/02727/HOUS - 17 Fitzgerald Road, Lewes

Comments: Object

The dormer is too large covering most of the available roof which is contrary to SDNP Adopted Design Guide C4.1. The windows don't match the existing windows and there is no information about the materials being used.

n) SDNP/24/02796/HOUS - 41 South Street, Lewes

Comments: Support

Roof blinds will need to be fitted in line with the SDNP dark skies policy.

o) SDNP/24/02833/CND - 4 Hereward Way, Lewes

Comments: Object

There was insufficient information about the application to make a decision.

p) SDNP/24/02850/CND - Castle Cottage, Castle Ditch Lane, Lewes

Comments: Object

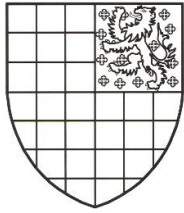
The committee objects to the removal of conditions especially the black out blind system. The storage space in the flats is inadequate and contrary to SDNP 3.14.3.2 and National Minimum Space Standard and are of poor design. The refuse and bicycle storage areas are too small and not fit for purpose. There is no information about the materials being used in the build. The original split decision but the SDNP was confusing, and the committee questioned it.

6. South Downs Local Plan

It was agreed that Councillors Livesey would be the lead on the South Downs Local Plan Task and Finish Group with Councillor Bird and report back to the next Planning meeting for approval.

7. Bus Station

Councillor Makepeace has drafted a response to the Bus Station application and other councillors were asked to respond with their thoughts. Thanks were recorded for Councillor Makepeace for her work on this item. Councillor Livesey proposed to delegate authority to the Town Clerk to submit the response.



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8. Planning updates for noting

The Market Tower planning application was discussed, and councillors confirmed that the roof was not being permanently removed, it would be reinstated after consultation with traders and interested parties, and a new application would be prepared.

Councillor Livesey announced that she had been in conversation with the developer of the Garden Street project, and they were to appeal the refusal decision for their planning application. They are hoping to resubmit the original application and a new application. Their preference is for someone to take over the land and planning.

It was noted that the Priory granite road setts were to be removed and replaced with tarmac, local residents were objecting as this was the only traffic calming method in place. Cycle Lewes were to be informed.

10. The meeting closed at 21.13