

Lewes Town Council

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Committee: Planning

Date: 20 August 2024

Time: 19:00

Location: Lewes Town Hall, Council Chamber

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

Officers Present: Deputy Clerk – Nisha Vesuwala
Civic Officer – Julie Dean

Members of the public present: None

Minutes

1. Apologies for absence

Apologies were received from Councillors 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.

No declarations of interest

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/24/02910/FUL** - 12 New Road, Lewes

Comments: Neutral

The committee would like to see evidence of the marketing of the property as a commercial space and be retained as a commercial space. The Friends of Lewes comments about the external staircase were noted and there were concerns that if the space calculated in the plans only included the top two floors it would be too small and not meet minimum standards. It would be a better plan to include the staircase within the building if possible.

b) **SDNP/24/02940/HOUS & SDNP/24/02941/LIS** - 107 High Street, Lewes

Comments: Support

The committee welcomed the sensitive replacement of the historical features and supports the installation of the Swift box.

c) **SDNP/24/02972/CND** - 90 Flat, High Street, Lewes

Comments: Support

d) **SDNP/24/03023/HOUS** - Broughton House, 16 High Street, Lewes

Comments: Support

e) **SDNP/24/02789/ADV** - White Hart Hotel, 55 High Street, Lewes

Comments: Neutral

The committee were surprised that they were not informed of these changes before the were made.

f) **SDNP/24/03032/HOUS & SDNP/24/03033/LIS** - 4 North Street, Lewes

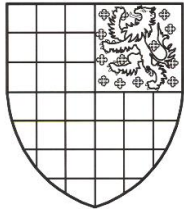
Comments: Support

A black out blind for the roof is required in line with the SDNP Dark Skies policy.

g) **SDNP/24/03086/HOUS** - 54 Houndean Rise, Lewes

Comments: Support

The committee welcomed the use of sustainable materials, the green roof and the solar panels. Black out blinds for the rooflights are required inline with the SDNP Dark Skies policy.



h) SDNP/24/02594/HOUS - Knowlands, St Martin's Lane, Lewes

Comments: Object

There was insufficient information of what materials are to be used or any visualisation or illustrations for the committee to comment. The terracotta tiles which are suggested in application are not in keeping with the street scene, clay hanging tiles would be more suitable.

Trees

The committee is concerned that sometimes inadequate information for the felling of trees is given, and often no evidence is provided to back up the application.

Lewes is an Arboretum town and this means that the town recognises the importance of mature trees to cool streets in excessive heat, their importance in flood resilience and maintaining air quality, and in protecting against biodiversity collapse.

We recommend that information from Friends of Lewes, Urban Arboretum pages and The Lost Woods of the Low Weald and Downs (The Woodland Trust) are used as guides.

It was agreed that members will look for training in understanding the role of trees in the Urban Environment.

a) SDNP/24/03062/TCA - River Lodge Surgery, Malling Street, Lewes

Comments: Support

It is hoped that the crown reduction will take place when the tree is dormant, and any remedial work carried out to allow regrowth.

b) SDNP/24/03117/TCA - St Pancras Vicarage, Irelands Lane, Lewes

Comments: Support

Planting of a new tree is recommended.

c) SDNP/24/03119/TCA - 5 Nunnery Stables, De Montfort Road, Lewes

Comments: Object

The reason of too much bird droppings falling on the cars is not a good reason to fell the tree. It is recommended that the saplings be cut, and the tree trimmed back to help ease the problem.

d) SDNP/24/03173/TCA - 111 Michael Bell Ltd, High Street, Lewes

Comments: Support

e) **SDNP/24/03220/TCA** - 7 English's Passage, Lewes

Comments: Object

There is no evidence of structural damage to the house. The Woodland trust can provide free advice and help.

f) **SDNP/24/03259/TCA** - Downsvie, Broomans Lane, Lewes

Comments: Object

The trees in this application are important late mature trees, an expert will be needed to check the condition of the trees and pruning is recommended not felling.

6. South Downs Local Plan

A response to the survey of the South Downs Local Plan drafted by Councillors Bird and Livesey was approved, and the Deputy Clerk will submit it.

7. Proposed reform to the National Planning Policy Framework

It was agreed to set up a Task and Finish Group to draft a response to the National Planning Policy Framework Consultation. Councillor Makepeace (Lead), Gardiner, and West will meet with selected members of the public to discuss the response before the next Planning Meeting on 10 September.

8. Bus Station

Councillor Ross informed the committee that a letter had been drafted concerning the Bus Station and sent to the Town Clerk, and that he had been in touch with Nicola Martin to find out when and where the application will be heard, as yet there was no news.

9. Planning updates for noting

There were none.

10. The meeting closed at 20:30