



Lewes District Council

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PLANNING APPLICATIONS COMMITTEE

Minutes of a meeting of the Planning Applications Committee held in the Council Chamber, County Hall, St Anne's Crescent, Lewes on 14 November 2007 at 5.00 p.m.

Present: Councillor J Daly (Chair)

Councillors B Allen, S Davy, I Eiloart, P Gardiner, B Groves, P Howson,
T Jones, R Main, R Worthington

29 Declaration of substitute Members

Councillor P Howson substituted for Councillor R Maskell

30 Minutes

The Minutes of the meeting held on 24 October 2007 were agreed as a correct record and signed.

31 Apologies for absence

Councillors D Mitchell and R Maskell sent apologies for their absence.

32 Planning Applications

The Committee considered Report No 215/07 on planning applications recommended for determination.

A supplementary report was circulated at the meeting summarising correspondence received since the preparation of the main report.

A Resolved

- 1) That the following applications be approved subject to the conditions set out in Report No 215/07 or as shown below:-**

LW/07/1031 Planning application for two/three storey extensions to
Newhaven both sides of existing dwelling house to form two three
bedroom houses at 28 Beresford Road

NB: 1) Mr Graham Johnson spoke in support of the application.

LW/07/1069 Planning application for two storey side extension at
Lewes 46 Firle Crescent

NB: 1) Mrs Banks spoke against the application.

LW/07/1164 Local Authority application (Reg. 4) for replacement of
Lewes aluminium sash windows and alteration to opening at
31-45 Lancaster Street

NB: 1) Councillor J Daly (Chair) declared an interest in this application and left the meeting while it was considered.

Councillor P Gardiner took the Chair for this application

B) The Director of Planning & Environmental Services be authorised to determine the following applications subject to the conditions set out in Report No. 215/07 or as shown below:-

LW/07/0798 Planning application for new road junction with Pelham
Peacehaven Rise, extended spur road, demolition of existing
buildings and construction of 11 commercial units and
cycle store at Lower Hoddern Farm, Hoddern Farm
Lane

NB: Subject to (i) completion/receipt of a satisfactory 106 planning agreement/obligation covering matters at Halcombe Farm and highway works, and also following consultations with the Highway Authority about a financial contribution from the applicant to assist road safety conditions in Pelham Rise and (ii) the following additional conditions:-

7. Unit 8 on the approved layout plan shall operate only within the following hours: 0600 – 1900 hrs Mondays to Fridays, 0730 – 1700 hrs Saturdays and 0730 – 1700 hrs Sundays (the unit shall be closed on bank/public holidays). All other new units shall operate only within the following hours: 0700 – 1800 hrs Mondays to Fridays and 0730 – 1700 hrs Saturdays (the new units shall be closed on Sundays and bank/public holidays).

Reason: In the interests of the amenities of occupiers living in the vicinity of the site, having regard to Policy ST3 of the Lewes District Local Plan.

8. No HGV vehicles shall visit any of the new units before 0800 hrs on any day.

Reason: In the interests of the amenities of occupiers living in the vicinity of the site, having regard to Policy ST3 of the Lewes District Local Plan.

9. The land indicated on the approved plans for the parking and turning of vehicles shall be laid out and available for use prior to first occupation of any of the new units at the site.

Reason: In the interests of highway safety, having regard to Policy ST3 of the Lewes District Local Plan.

10. Details of a scheme for the erection of signs informing motorists that access to the C7 along Lower Hoddern Lane to the east is restricted shall be submitted to and approved by the Local Planning Authority. Such approved signs shall be erected prior to first occupation of the new units hereby approved, and shall be permanently thereafter retained.

Reason: In the interests of the landscape and character of the countryside, having regard to Policy ST3 of the Lewes District Local Plan.

11. The new units hereby approved shall not be occupied until a Green Transport Plan (including a timetable for its implementation) has been submitted to and approved by the Local Planning Authority.

Reason: To help reduce travel by car to and from the site, having regard to Policy ST3 of the Lewes District Local Plan.

LW/07/0905 Planning application for demolition of existing
Lewes warehouse and erection of a retail food store with office accommodation at first floor with associated car parking spaces, cycle spaces, landscaping and highway works at Kingston House, Brooks Road

- N.B 1) Subject to (i) completion of a 106 agreement to ensure the delivery of the office accommodation, to secure a financial contribution for the provision of a financial advisor together with a sustainability contribution and travel plan and (ii) amendment to condition 8 as follows:-

- 8 No deliveries shall be taken at the retail store except between the hours of 8pm to midnight and 6am to 8am Monday to Saturday and 4pm to midnight on Sundays and Public Holidays.

Reason: To ensure that deliveries occur outside of trading hours to prevent conflict with customer vehicles, having regard to Policy ST3 of the Lewes District Local Plan.

- 2) Mr Ben Ellis spoke in support of the application.

C) That consideration of the following applications be deferred for the following reason:-

LW/07/1016 Planning application for 12 month temporary use of
Lewes land to park construction staff private vehicles and three steel containers at temporary car park, Southerham Lane, Southerham

To enable consideration of further planning issues raised prior to the meeting.

LW/07/0989
Lewes Planning application for demolition of existing dwelling and erection of three detached dwellings with integral garages and associated landscaping (resubmission of planning application LW/07/0388) at 21 Montacute Road

The Planning Officer be asked to negotiate reduction in height of the dwellings with the applicant.

D) Position taken on application called in by the Secretary of State for her own determination.

LW/07/1080
Ringmer Planning application for temporary installation (one year) of 50m high meteorological mast at Glyndebourne, Mill Plain, New Road

The Committee support the application

N.B: 1) Draft Condition 1 was amended as follows:-

The mast hereby approved shall be permanently removed from the site within 13 months of the date of its erection and the land restored to its former condition.

Reason: - To protect the landscape character and appearance of the Area of Outstanding Natural Beauty having regard to Policy CT2 of the Lewes District Local Plan.

2) Dr Tony Parker spoke against the application and Mr Gus Christie spoke in support of the application.

The meeting ended at 6.42 pm

J Daly

Chair