

**Supplementary Report to the Planning Applications Committee**  
**on 11<sup>th</sup> October 2017**

LW/17/0083  
Newhaven

The resident of 51 Harbour View Road has submitted additional objections on a range of grounds, amplifying those issues summarised in the main report (Section 5).

The applicant's agent has advised that the mature tree at the front of the site contains a "massive" collection of trunks which impedes onto the proposed parking spaces, and would cause overshadowing of two of the proposed houses. New planting, of a more appropriate character, could be undertaken. The Council's Tree and Landscape Officer has commented that, in his view, the existing tree does not merit a TPO, and therefore that its loss should be weighed up with other material planning considerations arising from the application. The planning officer view is that the balance should be in favour of the application, subject to replacement planting being carried out as part of the development.

Add additional condition:

*6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.*

*Reason; To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.*

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LW/17/0641  
LW/17/0642  
Peacehaven

An additional representation raising objections to both planning applications has been received from 4 Telscombe Park, commenting as follows:-

- The speed hump on Telscombe Road is 13.7m from the proposed entrance to the site
- Access to the site by fire engines – length and width
- Bin store on other side of fence near to kitchen window of 34 Telscombe Road
- Children waiting at bus stop across access

The applicant has submitted a letter in response to the comments received from Peacehaven Town Council and from neighbouring objectors, and a letter from GTA Civils, consulting engineers, responding to concerns relating to the access width, usage and the impact on highway safety.

The applicant has also submitted an amended location and block plan, and an amended site plan, which indicate the access to be 6.3m wide at the opening onto Telscombe Road, and that the (acoustic) fence will be reduced in height to 600mm at the opening in order to provide satisfactory pedestrian visibility splays.

These additional details are considered to be acceptable and support officers' recommendation to grant planning permission subject to conditions.

It is suggested that condition 11 of both reports is amended as follows:

*11. Prior to the first residential occupation of the new dwelling/s hereby permitted, the car parking, turning facilities, visibility splays and access onto the public highway shall be constructed and provided in accordance with the approved drawings and retained as such thereafter for the benefit of residents and visitors to the approved development.*

*Reason: To ensure a satisfactory standard of access and in the interests of amenity and highway safety in accordance with retained policy ST3 and Core Policies 11 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Policy contained in the National Planning Policy Framework 2012.*

The condition relating to the approved drawing numbers will also need to be amended to include 2C and 2D (received 27 September) for application LW/17/0641, and to include 2a F and 2 F (received 27 September) for application LW/17/0642.

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SDNP/17/04366/HOUS  
Lewes

Lewes Town Council commented "No Objection".

A further letter was received from the occupiers of No.6 Ferrers Road reiterating their objections to the proposal as follows:

*"The points I wish to make still hold good, even after reading your report. The pathway running beside the neighbours' house is only 90cm. wide, so there is the very real possibility of damage to our retaining wall during the building work. The proposed structure, catslide roof or not, is still going to be very obtrusive, crowd our property in, affect our view of Prince Edward's Road and also be quite ugly from our perspective. It will only be attractive to the people actually inside it.*

*We completely misjudged our neighbours, thinking that they were not interested in this type of home improvement and the status that goes with it. Please see the photo attached, taken from our side door!! The extension will extend to just beyond the edge of the flower border.*

*We thought that being within the National Park would protect us, but obviously that makes no difference at all. We did see and hear a pair of hedgehogs snuffling around in the leaf litter a number of years ago at No. 4. They won't be back!*

*This application may already have been rubber stamped, but at least I can say that I did all I could to stop the continued "greying" of Lewes's green spaces".*

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SDNP/17/03067/FUL  
Ditchling

Additional condition:

5. No internal or external lighting shall be installed on-site without the prior written approval of the Local Planning Authority and this condition shall apply notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015, or any Order revoking or re-enacting that Order.

Reason: To protect the character of the countryside, and the designated International Dark Night Reserve, which is part of the special quality of the South Downs National Park, in accordance with National Park Purposes and the National Planning Policy Framework 2012.