



Working in Partnership



## Planning Applications Committee

**Minutes** of a meeting of the **Planning Applications Committee** held in the **Council Chamber, County Hall, St Annes Crescent, Lewes** on **Wednesday, 11 October 2017** at 5:00pm

### **Present:**

Councillor S Davy (Chair), G Amy, S Catlin, V Ient, T Jones, D Neave, T Rowell, J Sheppard, R Turner

### **Officers Present:**

A Fuggle, Regeneration Project Manager  
A Hill, Specialist (Planning)  
S Howe, Specialist (Planning) (Minutes 84 to 92)  
J Norman, Committee Officer  
P Sharp, Head of Regeneration  
J Stone, Lawyer

### **Also in Attendance:**

R Little, South Downs National Park Authority (Minutes 84 to 92)

	<b>Minutes</b>	<b>Action</b>
<b>84</b>	<b>Minutes</b>  The Minutes of the meeting held on 20 September 2017 were approved as a correct record and signed by the Chair.	
<b>85</b>	<b>Apologies for Absence/Declaration of Substitute Members</b>  An apology for absence had been received from Councillor L Wallraven.	

**86 Declarations of Interest**

Councillor Amy declared his non-prejudicial interest in Agenda Item 6 (Planning Application LW/17/0083) as he was a member of Newhaven Town Council.

Councillor Catlin declared his non-prejudicial interest in Agenda Item 11 (Planning Application SNDP/17/04366/HOUS) as he was a member of Lewes Town Council.

Councillor Rowell declared his non-prejudicial interest in Agenda Item 11 (Planning Application SNDP/17/04366/HOUS) as he was a member of Lewes Town Council.

Councillor Neave declared his non-prejudicial interest in Agenda Item 7 (Planning Application LW/17/0641) and Agenda Item 8 (Planning Application LW/17/0642) as he was a member of Telscombe Town Council and he was Chair of the Planning and Highways Committee for that Council.

**87 Urgent Items**

The Chair had agreed, in accordance with Section 100B(4)(b) of the Local Government Act 1972, that the Supplementary Report to the Planning Applications Committee be considered as a matter of urgency in order that the Committee could take its decisions based on the most recent information which was available (a copy of which is contained in the Minute Book).

**Planning Applications OUTSIDE the South Downs National Park****88 LW/17/0083 – Rosemead, 53 Harbour View Road, Newhaven, East Sussex, BN9 9TT****Resolved:**

- 88.1** That planning application LW/17/0083 for demolition of existing bungalow and replacement with 3 three-bedroomed townhouses be approved, subject to the conditions set out in the Report and Supplementary Report.

**89 LW/17/0641- 32 Telscombe Road, Peacehaven, East Sussex, BN10 8AG**

Peter Young spoke for the proposal.

**Resolved:**

- 89.1** That planning application LW/17/0641 for erection of 2 x three bedroom detached houses with attached single garages (resubmission of application LW/16/0686) be approved, subject to the conditions set out in the Report and Supplementary Report.

*(Note: Cllr Neave declared his non-prejudicial interest in this item as he was a member of Telscombe Town Council and he was Chair of the Planning and Highways Committee for that Council. He therefore took part in the consideration, discussion and voting thereon.)*

**90 LW/17/0642 – Land Rear of 32 Telscombe Road, Peacehaven, East Sussex, BN10 8AG**

Peter Young spoke for the proposal.

Resolved:

- 90.1** That planning application LW/17/0642 for erection of 1 x three bedroom detached house with attached single garage be approved, subject to the conditions set out in the Report and Supplementary Report.

*(Note: Cllr Neave declared his non-prejudicial interest in this item as he was a member of Peacehaven Town Council. He therefore took part in the consideration, discussion and voting thereon.)*

**Planning Applications WITHIN the South Downs National Park**

**91 SDNP/17/02146/HOUS – 43 High Street, Ditchling, East Sussex, BN6 8SY**

Andrew Bandosz spoke for the proposal.

Resolved:

- 91.1** That planning application SDNP/17/02146/HOUS for demolition of existing outbuilding and erection of a new garage with storage be approved, subject to the condition set out in the Report.

**92 SDNP/17/03067/FUL – Street Record, Clayton Road, Ditchling, East Sussex**

Resolved:

- 92.1** That planning application SDNP/17/03067/FUL for erection of a barn be approved, subject to the conditions set out in the Report and Supplementary Report.

**93 SDNP/17/04366/HOUS – 4 Ferrers Road, Lewes, East Sussex, BN7 1PZ**

Resolved:

- 93.1** That planning application SDNP/17/04366/HOUS for conversion of garage to habitable room, two storey rear extension incorporating a dormer window be approved, subject to the conditions set out in the Report.

(Note: Cllr Catlin declared his non-prejudicial interest in this item as he was a member of Lewes Town Council. He therefore took part in the consideration, discussion and voting thereon.)

(Note: Cllr Rowell declared his non-prejudicial interest in this item as he was a member of Lewes Town Council. He therefore took part in the consideration, discussion and voting thereon.)

### **Non-Planning Application Related Items**

#### **94 Outcome of Appeal Decision on 18<sup>th</sup> August 2017 and 19<sup>th</sup> September 2017**

##### Resolved:

**94.1** That Report No 143/17 which detailed the outcome of appeal decisions on 18 August 2017 and 19 September 2017, be noted.

#### **95 Implementing Article 4 directions to withdraw the permitted development rights granted by Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in key areas identified in Newhaven.**

The Committee considered Report No 144/17 which sought approval to implement Article 4 directions to withdraw permitted development rights in the areas identified in Appendices A and B on pages 77 to 86 of the Report.

The Council's Lawyer advised the Committee that the first sentence of paragraph 11.2 on page 76 of Report 144/17 was inaccurate. She clarified that although the Secretary of State had to be notified of the making of an Article 4 direction and could intervene, there was no third party statutory right of appeal. The only basis a third party could challenge the Article 4 direction was by way of judicial review.

##### Resolved:

**95.1** That the column labelled as *Permitted Development Rights to be Removed* listed on page 77 of Appendix A to Report 144/17 be amended to include the words "light industrial" for the Article 4 site of Denton Island;

**95.2** That the map labelled as Denton Island on page 82 of Appendix B to Report 144/17 be amended to include the words "light industrial" for the Article 4 site of Denton Island;

**95.3** That the Cabinet's ambition to regenerate Newhaven as set out in Report No 60/16, be noted;

**95.4** That withdrawal of permitted development rights for the change of use of a building and any land within its curtilage from a use class falling within Class B1(c) (light industrial) of the Town and Country

Planning (Use Classes) (Amendment) (England) Order to a use class falling within C3 (dwelling houses) of that schedule being development comprised within class PA of part 3 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) be authorised;

**95.5** That the withdrawal of permitted development rights for the change of use of a building and any land within its curtilage from a use class falling within Class B1(a) (office) of the Town and Country Planning (Use Classes) (Amendment) (England) Order to a use class falling within C3 (dwelling houses) of that schedule being development comprised within class PA of part 3 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) be authorised; and

**95.6** That the notice given for the Article 4 directions as set out in Report No 144/17, be noted.

**96 Date of Next Meeting**

Resolved:

**96.1** That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 1 November 2017 in the Council Chamber, County Hall, St Annes Crescent, Lewes at 5.00pm, be noted.

The meeting ended at 6:55pm.

S Davy  
Chair