



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, 22 November 2017** at 5:00pm

Present:

Councillor S Davy (Chair), G Amy, S Catlin, W Elliott, P Gardiner, D Neave, T Rowell, J Sheppard, R Turner (Minutes 109 to 114 and Minutes 116 to 121) and L Wallraven

Officers Present:

A Hill, Specialist (Planning)
S Howe, Specialist (Planning)
J Norman, Committee Officer
J Stone, Lawyer

	Minutes	Action
109	Minutes The Minutes of the meeting held on 1 November 2017 were approved as a correct record and signed by the Chair.	
110	Apologies for Absence/Declaration of Substitute Members Apologies for absence had been received from Councillors T Jones and V lent. Councillor Elliott declared that he was acting as substitute for Councillor lent for the duration of the meeting.	
111	Declarations of Interest Councillor Turner declared his personal and prejudicial interest in Agenda Item 8 (Planning Application LW/17/0768) as he knew the Applicant.	

Councillor Turner declared his non-prejudicial interest in Agenda Item 9 (Planning Application LW/17/0690) as he was a member of Ringmer Parish Council:

Councillor Wallraven declared her non-prejudicial interest in Agenda Item 10 (Planning Application LW/17/0754) as she was the Chair of Seaford Town Council's Planning and Highways Committee.

Councillor Amy declared his non-prejudicial interest in Agenda Item 7 (Planning Application LW/17/0608) as he was a member of Newhaven Town Council.

112 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

113 LW/17/0697 - Land At Gradwell End, South Chailey, East Sussex

Resolved:

113.1 That planning application LW/17/0697 for care accommodation (C2) comprising 65 extra care units, clubhouse and social area, other care and associated facilities together with landscaping and parking be approved, subject to the conditions set out in the Report and to a Section 106 agreement.

114 LW/17/0608 – Former School Site, Western Road, Newhaven, East Sussex, BN9 9ED

Mrs Cherry Temple spoke against the proposal. Simon Barham, Steve Rees and Rolf Osterback spoke for the proposal.

Resolved:

114.1 That planning application LW/17/0608 for redevelopment to provide 27 dwelling houses be approved, subject to the conditions set out in the Report and Supplementary Report and additional conditions requiring details of the foul drainage system to be submitted to and approved prior to the commencement of development (with Southern Water's detailed advice in its letter to the Council dated 22 August 2017 included on the decision notice for the applicant's information), and requiring solar panels to be provided on the houses.

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

115 LW/17/0768 – The Old Granary, Meadowlands Farm, Slugwash Lane, Wivelsfield, East Sussex, RH17 7RQ

Jeremy Harding spoke against the proposal. Peter Young spoke for the proposal.

Resolved:

115.1 That planning application LW/17/0768 for erection of a single storey extension and porch extension be approved, subject to the conditions set out in the Report.

(Note: Councillor Turner declared his personal and prejudicial interest in this item as he knew the Applicant and therefore, left the room for the duration of this item and took no part in consideration, discussion and voting thereon).

116 LW/17/0690 – Old Malt House, Lewes Road, Ringmer, East Sussex, BN8 5ES

Emma Petrykov and Mrs Sue Horton spoke for the proposal.

Resolved:

116.1 That planning application LW/17/0690 for removal of PVC-u conservatory, erection of a two storey extension to the side and single storey extension to the rear with associated internal alterations be approved.

Reason for decision:

The Committee considered that the proposal was not detrimental to the conservation area or its surrounding and improved the appearance of the building. It was left to officers to add the relevant planning conditions.

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

117 LW/17/0754 - 20 The Holt, Seaford, East Sussex, BN25 3HR

Anne Thorne and Tracy Ewen spoke against the proposal.

Resolved:

117.1 That planning application LW/17/0754 for proposed 3 bedroom detached dwelling with garage be refused, for reasons set out in the Report.

(Note: Cllr Wallraven declared her non-prejudicial interest in this item as she was the Chair of Seaford Town Council's Planning and Highways Committee. She therefore took part in the consideration, discussion and voting thereon.)

Planning Applications WITHIN the South Downs National Park

118 SDNP/17/04225/HOUS – Beechland, The Avenue, Kingston, BN7 3LL

Tony Wheeler spoke on behalf of Kingston Parish Council. Anna Skelton spoke against the proposal.

Resolved:

118.1 That planning application SDNP/17/04225/HOUS for ground floor side kitchen extension and first floor side extension over kitchen and garage be refused.

Reason for decision:

1. The proposed extension would be detrimental to the character and appearance of the locality by eroding the spaciousness which currently exists between Beechland and High Beech. The spacing between houses on The Avenue is a valued characteristic of this Area of Established Character (as identified in the Lewes District Local Plan, saved within the Joint Core Strategy). The extension would thereby be contrary to Policy H12 of the Lewes District Local Plan, saved within the Joint Core Strategy.
2. The extension would be overbearing and result in loss of light to High Beech, reducing the living conditions of occupiers of High Beech. The extension would thereby be contrary to Policy ST3 of the Lewes District Local Plan, saved within the Joint Core Strategy.

Note: The application had been recommended for approval but, after careful consideration, the Committee decided that the proposal was unacceptable for the reasons set out above.

119 SDNP/17/03937/FUL – 35 Friars Walk, Lewes, BN7 2LG

Resolved:

119.1 That planning application SDNP/17/03937/FUL for renewal of selected windows be approved, subject to the conditions set out in the Report.

Non-Planning Application Related Items

120 Outcome of Appeal Decisions on 20th September 2017 and 7th November 2017

Resolved:

120.1 That Report No 164/17 which detailed the outcome of appeal decisions on 20 September 2017 and 7 November 2017, be noted.

121 Date of Next MeetingResolved:

121.1 That the next meeting of the Planning Applications Committee that is scheduled to be held on Monday, 11 December 2017 in the Main Hall, Peacehaven Town Council, Meridian Centre, Peacehaven, East Sussex, BN10 8BB, be noted.

All to note.

The meeting ended at 7:12pm.

S Davy
Chair