



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, 4 April 2018** at 5:00pm

Present:

Councillor S Davy (Chair), G Amy, L Boorman, S Catlin, P Gardiner, V Ient (Minutes 183 to 187 and Minutes 189 to 192), T Jones, T Rowell, J Sheppard, R Turner and L Wallraven (Minutes 183 to 186 and Minutes 188 to 192)

Officers Present:

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

Minutes

Action

183 Minutes

The Minutes of the meeting held on 14 March 2018 were approved as a correct record and signed by the Chair subject to the following condition:

- That Councillor L Wallraven's name be added under the heading "Present" at the top of page 66 of the Minutes, as she was in attendance before, during and after the meeting.

184 Declarations of Interest

Councillor G Amy declared his non-prejudicial interest in Agenda Item 7 (Planning Application LW/17/0940) as he was a member of Newhaven Town Council's Planning Committee.

Councillor L Wallraven declared her personal and prejudicial interest in Agenda Item 7 (Planning Application LW/17/0940) as she was a neighbour of the Applicant.

Councillor L Boorman declared her non-prejudicial interest in Agenda Item 8 (Planning Application LW/17/1075) as her husband was a member of Seaford Town Council's Planning Committee.

Councillor J Sheppard declared that he did not have a personal or prejudicial interest in Agenda Items 9 (Planning Application LW/18/0048) and 10 (Planning Application LW/18/0080) as had been suggested to the Council in advance of the meeting – He confirmed, for the record, that he had not assisted in drafting the policies in the Newick Parish Council's Neighbourhood Plan.

185 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**186 LW/17/0873 - Land Adjoining Oakfield House, Station Road, Plumpton Green, East Sussex**

Councillor Catherine Jackson spoke on behalf of Plumpton Parish Council. Paul White spoke for the proposal.

Resolved:

1. That hybrid planning application LW/17/0873 which comprised a detailed application for the erection of 19 dwellings, access, landscaping, open space and associated works and an outline application for 1 self-build dwelling with all matters reserved except access and scale (20 dwellings total) be approved, subject to the conditions set out in the report and subject to a S106 agreement. The Committee added an informative.

187 LW/17/0940 - The Barn, East Quay, Newhaven, East Sussex

Geoff King, Emily O'Brien and Penelope Lower spoke against the proposal.

Resolved:

1. That on planning application LW/799/CM(EIA) – Lewes DC ref LW/17/0940 (consultation by ESCC) for the construction and use of plant, namely aggregate processing plant, aggregate bagging plant and buildings, concrete bagging plant and buildings, ancillary offices and stores for processing and utilising aggregates landed at Newhaven Port and distribution of the products by road and rail together with access to the public highway and the extension of an existing rail siding, East Sussex County Council be advised that:

Lewes District Council strongly objects to the application, on grounds that:

1. There is no over-riding need for the development, particularly having regard to the recent permission granted by ESCC for an asphalt plant, concrete batching plant and gully waste plant at Plots 6 & 7, North Quay Road (LW/789/CM (EIA).
2. The application would be contrary to adopted planning policy CP4 (Encouraging Economic Development and Regeneration) in Lewes DC's Joint Core Strategy (JCS), which indicates "Support for the continued use of Newhaven Port for freight and passengers including plans for modernisation of the port as identified in the port authority's Port Masterplan..." Furthermore, the text to CP4 at para. 7.48 of the JCS states that "Development and job creating opportunities related to the Port are considered vital to the regeneration of Newhaven and the surrounding coastal area and to improve the continental 'gateway' to the South Downs National Park".
3. The character of the development would be general industrial and would not accord with the aims of providing 'clean, green' commercial enterprises at the port (as promoted by the Joint Core Strategy and Port Masterplan). The proposal would hinder the regeneration of Newhaven by discouraging more appropriate non-polluting uses and would constitute an unattractive and inappropriate development at the entrance to Newhaven port, which is the 'gateway' to the national park from the continent.
4. The application would generate relatively few jobs, and would therefore contribute little to local employment prospects and the local economy.
5. The general industrial character of the development would be a deterrent to investment in appropriate planned developments in Newhaven, such as the future housing at West Quay Marina on the opposite side of the river, to the north at Eastside and the recently approved hotel development in Transit Road close to the entrance to the port (LW/17/0205).
6. The development would generate undue noise and dust in the locality, adversely affecting the ambience of the area, including at the beach, at Tide Mills and on existing housing on the opposite side of the river.

7. Lorry traffic generated by the development would worsen air quality in Newhaven, which already suffers relatively high pollution levels. The development would thereby conflict with policy CP9 (Air Quality) of the JCS.

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

(Note: Councillor Wallraven declared her personal and prejudicial interest in this item as she was a neighbour of the Applicant. She therefore left the room for the duration of this item and took no part in consideration, discussion and voting thereon.)

188 LW/17/1075 - 15B Heathfield Road, Seaford, East Sussex, BN25 1TH

Peter Young spoke for the proposal.

Resolved:

1. That planning application LW/17/1075 for erection of a self-contained dwelling be approved, subject to the conditions set out in the report and an additional condition requiring cycle stores and an electric vehicle charging point.

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

(Note: Cllr lent left the room for part of the duration of this item. He therefore took no part in consideration, discussion and voting thereon.)

189 LW/18/0048 - Land Adjacent To The Rough And Vernons Road, Newick, East Sussex

Ben Caulket, Dawn Afford and John Greenfield spoke against the proposal. Councillor Cathy Wickens of Newick Parish Council spoke for the proposal in her capacity as the Applicant.

Resolved:

1. That planning application LW/18/0048 for one pair of semi-detached three bedroom houses with integral garages and parking spaces be approved, subject to the conditions set out in the report.

190 LW/18/0080 - Land Adjacent To The Rough And Vernons Road, Newick, East Sussex

Ben Caulket and Dawn Afford spoke against the proposal. John Lucas spoke for the proposal.

Resolved:

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1. That planning application LW/18/0080 for modification of Planning Obligation for modification of agreement dated 26 April 1968 pursuant to s37 of the Town and Country Planning Act 1962 to remove restrictive covenant regarding use as a play area be approved, subject to conditions set out in the report.

Non-Planning Application Related Items

191 Outcome of Appeal Decisions from 16 February to 13 March 2018

Resolved:

1. That the report which detailed the outcome of appeal decisions from 16 February to 13 March 2018, be noted.

192 Date of Next Meeting

Resolved:

1. That the next meeting of the Planning Applications Committee that is scheduled to be held on Monday, 23 April 2018 in the Main Hall, Peacehaven Town Council, Meridian Centre, Meridian Way, Peacehaven, East Sussex, BN10 8BB, commencing at 5:30pm, be noted.

All to note.

The meeting ended at 7:22pm.

S Davy
Chair