

## **Planning Applications Committee**

**Minutes of meeting held in Council Chamber - County Hall, St Anne's Crescent, Lewes on 27 June 2018 at 5.00 pm**

### **Present:**

Councillor Sharon Davy (Chair)

Councillors Jim Sheppard (Deputy-Chair), Liz Boorman, Graham Amy, Peter Gardiner, Vic lent, Tom Jones, Tony Rowell, Richard Turner, Linda Wallraven and Dave Neave (Minutes 22 to 27 and Minutes 29 to 41)

### **Officers in Attendance:**

Alec Fuggle (Regeneration Project Manager) (Minutes 22 to 37), Steve Howe (Specialist, Planning) (Minutes 22 to 36), Jennifer Norman (Committee Officer), Peter Sharp (Head of Regeneration) (Minutes 22 to 37), Joanne Stone (Lawyer, Planning) and Christopher Wright (Specialist, Planning)

### **Also in attendance:**

R Little, South Downs National Park Authority (Minutes 22 to 36)

## **22 Minutes**

The minutes of the meeting held on 6 June 2018 were submitted and approved, and the Chair was authorised to sign them as a correct record.

## **23 Apologies for absence/Declaration of substitute members**

An apology for absence had been received from Councillor Stephen Catlin. Councillor Neave declared that he was acting as substitute for Councillor Catlin for the duration of the meeting.

## **24 Declarations of interest**

Councillor Neave declared a personal and prejudicial interest in agenda item 7 (planning application LW/18/0060) as he was a Peacehaven Town Councillor and the council had business dealings with the developer.

**25 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 published to the website).

**26 Petitions**

There were none.

**Planning applications outside the South Downs National Park****27 LW/18/0331 - Land north of Chapters, Bishops Lane, Ringmer, East Sussex**

Councillor John Kay spoke on behalf of Ringmer Parish Council. David Terry and Sy Morse-Brown spoke against the proposal. Simon Packer and Paul Matcham spoke for the proposal. Councillor Johnny Denis spoke in his capacity as a Lewes District Ward Councillor.

**Resolved:**

That planning application LW/18/0331 for approval of the reserved matters following outline permission LW/14/0127 (allowed on appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045) is deferred to the Head of Planning for approval subject to the following amendments to conditions and additional changes sought by Members:

- Amendments to the condition to protect the historic hedge and mention specifically the three sections of said hedge. Informative to be added "in consultation with Ringmer Parish Council".
- The position of the electricity sub-station is incorporated into condition 6.
- Norlington Court is specifically identified in condition 9.
- That the amendments to the affordable housing mix are approved in writing by the Head of Planning pursuant to the existing S106 Agreement associated with the outline consent.
- That the LEAP is removed from the application site and a payment sought in lieu.
- It was agreed that the list of revised drawings presented at the Committee in the urgent item Supplementary Report were those defining the application and not those on the officer's report.
- It was agreed that condition 8 d would be strengthened to make clear that the three sections of hedge which traversed the site were all included in the hedgerows to be protected as they formed a wildlife corridor.

In the event that these matters cannot be resolved to the satisfaction of the Head of Planning, that the application be taken back for further consideration by the Planning Applications Committee.

**28 LW/18/0060 - 179 South Coast Road, Peacehaven, East Sussex, BN10 8NR**

Kingsley Roger-Jones spoke for the proposal. Councillor Nigel Enever spoke in his capacity as a Lewes District Ward Councillor.

Resolved:

That planning application LW/18/0060 for demolition of existing property and erection of 3 storey block of flats comprising three x 2 bedroomed flats and two x 1 bedroomed flats be approved, subject to the conditions set out in the report and supplementary report (as amended at the Committee to include details of the colour scheme of the external materials under condition 1 and requiring vehicle charging points under a new condition 9).

*(Note: Councillor Neave declared a personal and prejudicial interest in this item as he was a Peacehaven Town Councillor and Peacehaven Town Council had business dealings with the developer. He therefore left the room for the duration of this item and took no part in consideration, discussion and voting thereon.)*

**29 LW/18/0246 - 4 Strawlands, Plumpton Green, East Sussex, BN7 3DB**

Resolved:

That planning application LW/18/0246 or erection of one x three bedroom detached dwelling be approved, subject to the conditions set out in the report.

**30 LW/18/0234 - 2 Ambleside Avenue, Telscombe Cliffs, East Sussex, BN10 7LS**

*This application was withdrawn.*

**31 LW/18/0297 - Land adjacent to 39 Ashington Gardens, Peacehaven, East Sussex**

Resolved:

That planning application LW/18/0297 for three new 1 bedroom bungalows with car parking each plus 1 additional visitor parking space be approved, subject to the conditions set out in the report and supplementary report.

**32 LW/18/0299 - Land adjacent to 11 Ashington Gardens, Peacehaven, East Sussex**

Resolved:

That planning application LW/18/0299 for three new 1 bedroom bungalows and car parking spaces for each bungalow be approved, subject to the conditions set out in the report and supplementary report.

**Planning applications within the South Downs National Park**

**33 SDNP/18/00841/HOUS - The Poplars, Lewes Road, Newhaven, BN9 9AD**

Joey Appleton spoke for the proposal.

Resolved:

That planning application SDNP/18/00841/HOUS for alterations and extension of existing roof to create a partial first floor and roof terrace, alterations to the existing ground floor accommodation and a change in external materials to render and timber cladding be approved, subject to the conditions set out in the report.

**34 SDNP/18/02027/FUL - 35 Friars Walk, Lewes, BN7 2LG**

Resolved:

That planning application SDNP/18/02027/FUL for four single glazed steel windows to the north and east elevations to be replaced with white factory finished timber sash windows with the introduction of 14mm Slimline glazing in 16 pane sliding sash units be approved, subject to the conditions set out in the report.

**35 SDNP/18/00449/LIS - 2 Abinger House, Abinger Place, Lewes, East Sussex, BN7 2QA**

Resolved:

That planning application SDNP/18/00449/LIS for replacement of a 'Crittall' window in kitchen with steel 'Crittall' style window be approved, subject to the condition set out in the report.

**36 SDNP/17/05211/FUL - Court Farm, Keymer Road, Ditchling, East Sussex**

David Blake spoke for the proposal.

Resolved:

That planning application SDNP/17/05211/FUL for erection of a feed storage barn be approved, subject to the conditions set out in the report.

**Non-planning application related items**

**37 Confirmation of an Article 4 direction, withdrawing permitted development rights for changes of use from office to residential and light industrial to residential in key areas identified in Newhaven**

Resolved:

- 1) That the implementation of the Article 4 direction made on 3 November 2017 be confirmed; and
- 2) That it be noted that the Article 4 direction would come into effect on 5 November 2018, but that it would remain subject to potential modification or cancellation by the Secretary of State.

**38 Enforcement monitoring (Part A)**

Resolved:

That the report which provided an overview of enforcement matters throughout Lewes District during the period 1 January 2018 to 31 March 2018, be noted.

**39 Enforcement monitoring (Part B)**

Resolved:

That the report which detailed the cases that have had notices authorised and/or served within the quarter 1 January 2018 to 31 March 2018, be noted.

**40 Written questions from councillors**

There were none.

**41 Date of next meeting**

Resolved:

That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 18 July 2018 in the Council Chamber, County Hall, St Anne's Crescent, Lewes, commencing at 5:00pm, be noted.

The meeting ended at 7.55 pm

Councillor Sharon Davy (Chair)