



# Lewes District Council

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## PLANNING APPLICATIONS COMMITTEE

Minutes of a meeting of the Planning Applications Committee held in the Council Chamber, County Hall, St Anne's Crescent, Lewes on 30 May 2007 at 5.00pm

**Present:** Councillor J Daly (Chair)

**Councillors** R Allen, S Davy, I Eiloart, P Gardiner, B Groves, T Jones, R Main, R Maskell, D Mitchell & E Russell

### 1 Declaration of Substitute Members

Councillor E Russell substituted for Councillor R Worthington

### 2 Minutes

The minutes of the meeting held on 1 May 2007 were agreed as a correct record and signed.

### 3 Planning Applications

The Committee considered Report No. 87/07 on planning applications recommended for determination.

A supplementary report was circulated at the meeting summarising correspondence received since the preparation of the main report.

#### Resolved

A) That the following applications be approved subject to the conditions set out in Report No. 87/07, or as shown below:-

<b>LW/06/1535 Telscombe</b>	Planning Application for Demolition of existing bungalow and construction of two chalet houses with garages (resubmission of LW/06/1184) at 51 Findon Avenue
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N.B. 1) Councillor P Gardiner declared an interest in this application and left the meeting while it was considered.

2) The following spoke against the application:-

Maggie Edwards  
David Fulter

Alan Edgar spoke in support of the application.

3) The following conditions were added:-

5. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to Policy ST3 of the Lewes District Local Plan.

6. There shall be no bonfires on site during the implementation of the permission, from commencement of demolition/removal of the existing bungalow to completion of the approved chalet houses.

Reason: In the interests of local amenity, having regard to Policy ST3 of the Lewes District Local Plan.

7. The hedge along the rear (southern) boundary of the site shall be retained.

Reason: In the interests of local amenity, having regard to Policy ST3 of the Lewes District Local Plan.

8. Development shall not begin until details of foul and surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented prior to the occupation of the development.

Reason: To secure a satisfactory standard of development having regard to Policy ST3 of the Lewes District Local Plan.

**LW/07/0293 Planning Application for Demolition of existing  
Peacehaven dwelling and construction of a pair of four  
bedroom semi detached houses with integral  
garages at 29 Friars Avenue**

N.B. 1) The following condition was added:-

10. The integral garages hereby approved shall be used for parking of vehicles only, and shall not be converted to or used for living accommodation.

Reason: To help provide sufficient parking on the site, having regard to Policy ST3 of the Lewes District Local Plan.

- 2) Councillor S Davy requested that further consideration be given in the future to the issue of lack of front garden space in development proposals.

**LW/07/0308**     **Planning Application for Formation of a velux window to the west roof slope, one fixed light obscured glazed window to the east elevation and replace barn hips with glass at 14 Bramber Road**  
**Seaford**

- NB) Councillor R Allen declared an interest in this application and left the meeting while it was considered.

**LW/07/0431**     **Planning Application for Erection of detached four bedroom dwelling & link detached garage (resubmission of LW/07/0116) on land adjacent Pilgrims, Kingston Road**  
**Lewes**

- N.B. 1) The following spoke against the application:-

Mrs Cuthbertson  
Richard Walker

Martin Carpenter spoke in support of the application.

- 2) Condition 5 was amended as follows:-

5. A hedge shall be planted by the end of the next planting season (November 2007 – March 2008) following completion of the highway visibility improvement works in accordance with the details submitted by letter dated 17 May 2007. If within a period of five years from the date of the planting any tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason – To enhance the appearance and character of the site and its surroundings having regard to Policies ST3(f), ST9, ST11 and ST12 of the Lewes District Local Plan.

Condition 13 was deleted and the following condition was added **in its place**:-

13. There shall be no burning of waste material on site during the course of the development

Reason – To protect the amenities of the locality having regard to Policy ST3 of the Lewes District Local Plan.

**LW/07/0349**      **Planning Application for Single storey front extension and replacement roof including front dormers with balconies and rear dormer (existing conservatory to be demolished) at Avondale, 3 Buckle Rise**

**Seaford**

**LW/07/0379**      **Planning Application for Single storey extension to create annex with carer's accommodation (existing outbuildings to be demolished) – resubmission of LW/06/1539 at 17 Willow Drive**

**Seaford**

NB:) 1)      Mr Russell spoke against the application and Mr Norsworthy spoke in support of the application.

**B)**      That the following applications be refused for the reasons set out in Report No. 87/07, or as shown below:-

**LW/07/0368**      **Planning Application for Single storey front & rear extensions (existing conservatory to be demolished) – resubmission of LW/07/0033 at 10 Bydown**

**Seaford**

1.      The proposed rear extension, by reason of excessive depth and height, would be unduly obtrusive and overbearing to the occupiers of 'The Barn', 9 Bydown. The rear extension would thereby be contrary to Policy ST3(c) of the Lewes District Local Plan.

The Director of Planning & Environmental Services had recommended that planning permission be granted as it was considered that the proposal met the aims and objectives of Local Plan Policy and respected the character of the location, complying with policies ST3 and RES13 of the Lewes District Local Plan.

NB)      1)      Mrs L M Excell spoke against the application.

**LW/07/0374**      **Planning Application for Demolition of bungalow & erection of a two storey block of six two bedroom flats at 5 East Albany Road, Seaford, East Sussex, BN25 1TU**

**Seaford**

N.B.      1)      Reason 1 was amended as follows:-

1.      The proposed development would, by reason of the degree of excavation of the frontage, the location, size and prominence of the parking area, be out of keeping with and detrimental to the street scene. The proposal would thereby be contrary to Policy ST3 of the Lewes District Local Plan.

2.      Reason 2 was deleted

3.      The following spoke against the application:-

Dr J Rosser  
Mr Frost

The following spoke in support of the application:-

Allen Rollings  
Chris Wojtulewski

- C) That consideration of the following application be deferred for the following reason:-

**LW/07/0099      Planning Application for Replacement of existing  
Kingston          Dilapidated agricultural buildings  
Land West of the Holdings, Wellgreen Lane,  
Kingston, East Sussex, BN7 3NH**

Late representations were received prior to the committee which needed further consideration.

#### **4      Enforcement Monitoring**

The committee received Report No. 88/07 which provided an overview of enforcement matters throughout the District during the period 1 January – 31 March 2007 and Report No. 89/07 which gave a detailed progress report for all cases where enforcement action has been authorised.

#### **Resolved**

That the report be noted.

The meeting ended at 7.18 p.m

J Daly

(Chair)