

SUPPLEMENTARY REPORT

Supplementary Report on correspondence received since the publication of the report relating to applications being considered at the meeting of the Planning Applications Committee on 1 August 2007

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Comments on amended plans – six letter of objection have been received continuing to object to the proposed development and not raising any new issues to those already covered within the report.

One letter asked for the issue of creating a Community Land Trust on the site.

Lewes Town Council – objected strongly to the revised proposals on the grounds previously stated and expressed grave, additional concerns as the ground level of the whole development appears to have been lowered. Members also re-iterated their disappointment that no affordable housing had been included in the development.

Lewes Flood Action – object to the proposed development on the grounds that it cannot be shown that the flood risk to occupants will be acceptable or that the risk is outweighed by sustainability gains. Exceptional circumstances justify the revocation or variation of outline permission. **(Copy of the full comments are appended to this report).**

Environment Agency – no objection following receipt of the amended plans altering ground floor of blocks J and H. They have also been consulted on the specific comments raised by Lewes Flood Action, a copy of which they have received and read, and they have stated that ‘although they appreciate their concerns we do not feel that it would be appropriate for us to object to the application at this stage of the planning process’ and therefore have not amended their comments.

Officer Comments – further conditions required :

a) The ground floor of the residential accommodation in Blocks H and J shall only be used as ancillary accommodation to the main dwelling (storage, toilet, utility space) and not as ‘habitable floorspace’ (bedrooms, kitchens, living/dining rooms).

Reason: In order to ensure that safety of future residents from future flooding events having regard to Policy ST17 of the Lewes District Local Plan.

b) The proposed timber louvers, as shown and detailed on the approved plan, to the rear of blocks H and J shall be installed on the dwellings before they are occupied and shall be permanently retained on as approved.

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

The following comments were received with respect to amended plans.

Peacehaven Town Council reiterated their original comments recommending that the application be refused planning permission.

The occupiers of 9 Cliff Avenue reiterated their objection to the proposal on the grounds of lost light.

The occupiers of 13 Cliff Avenue considered the revised proposal to be a great improvement but noted that the proposed secondary window in the north elevation would be approximately 1.0 metre from their own main window and would still cause overlooking. They have recommended that the window be either high level or obscure glazed.