



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 24 October 2007 at 5.00 p.m

Present: Councillor J Daly (Chair)

Councillors B Allen, I Eiloart, P Gardiner, B Groves, L Hallett,
R Main, R Maskell, D Mitchell, J Sheppard, I White

24 Declaration of substitute Members

Councillor L Hallett substituted for Councillor R Worthington, Councillor J Sheppard for Councillor S Davy and Councillor I White for Councillor T Jones.

25 Minutes

The minutes of the meeting held on 3 October 2007 were agreed as a correct record and signed.

26 Apologies for absence

Councillors T Jones, S Davy and R Worthington sent apologies for their absence.

27 Planning Applications

The committee considered Report No 210/07 on planning applications recommended for determination.

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

A Resolved

- 1) That the following applications be approved subject to the conditions set out in Report No 210/07 or as shown below:-

LW/07/1018 Planning application for demolition of existing building
Peacehaven and erection of a part three and part two storey building to create 41 extra car sheltered housing flats for older people, with communal facilities and ancillary accommodation at Downlands, Roundhay Avenue

- NB: 1) The Director of Planning & Environmental Services to ask East Sussex County Council (Highways Department) to consider the need for yellow lines to control parking at junction of Cissbury Avenue and Arundel Road.

LW/07/0692 Planning application for replacement industrial
Ringmer buildings & storage container at Marlie Farm, The Broyle, Ringmer

- NB: 1) Mr Pedder and Mr Morley spoke in support of the application.

- 2) The following informative was added:-

1. Notwithstanding the plan hereby approved, it is suggested that the applicant should investigate relocating the proposed container away from the footpath that abuts the southern boundary of the site, in the interests of neighbourliness and safety of walkers.

LW/07/1022 Planning application for temporary change of use of
Ringmer part of workshop building for sale of fireworks at The Workshop, Marlie Farm, The Broyle

- NB: 1) Mr Pedder spoke in support of the application.

LW/07/1001 Planning application for amendment to planning
Telscombe approval LW/05/1718 to form additional unit in roof; minor alterations to elevations, including porch & rear dormer, car parking & revised access at 340 South Coast Road, Telscombe Cliffs

- NB: 1) Mr D Collins spoke in support of the application

LW/07/1015 Planning application for erection of a rear extension to
Telscombe provide two additional flats with additional car parking
to revised access at 340 South Coast Road,
Telscombe Cliffs

NB: 1) Mr R Sinden and Mr D Collins spoke in support of the application.

2) The following conditions were added:-

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality
Having regard to Policy ST3 of the Lewes District Local Plan.

2. 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 Holidays.

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

3. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation /use of the development and thereafter kept available for that purpose only.

Reason: To ensure adequate off-street parking provision having regard to Policy ST3 of the Lewes District Local Plan.

4. The development hereby approved shall not be brought into use until the attached Highway Authority Technical requirements have been carried out, unless otherwise agreed by the Local Planning Authority.

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

5. The boundary treatment as detailed in the design and access statement shall be erected prior to the works commencing for the development hereby permitted and shall thereafter be retained.

Reason: To protect residential/visual amenities having regard to Policy ST3 of the Lewes District Local Plan.

6. The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the provision of seven bicycles to be parked, and the spaces shall be made permanently available for that use.

Reason: To secure satisfactory standards of access for the proposed development having regard to Policy ST3 of the Lewes District Local Plan.

- 3) The Director of Planning & Environmental Services had recommended that the application be refused for the reasons shown in Report No. 210/07

LW/07/0900 Planning application for erection of a ground floor rear extension and first floor extension over existing ground floor extension at Dayton House, Bolney Avenue
Peacehaven

NB: 1) Mr Steve Bromley spoke in support of the application.

2) The following conditions were added:-

2. 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 of Bank/Statutory Holidays.

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

3. All glazing in the east elevation of the development hereby approved shall be in obscured glass and maintained as such

Reason: To protect the privacy and residential amenity of neighbours having regard to Policy ST3 of the Lewes District Local Plan

LW/07/0964 Planning application for erection of a two storey police station with ancillary car parking at North Street Car Park, North Street
Lewes

- NB: 1) Andrew Clark (Lewes Chamber of Commerce) spoke against the application and Frank Bouwer and the Assistant Chief Constable Robin Merrett spoke in support of the application

LW/07/1059 Planning application for single storey extension with dormer in roof and new garage at Hideaway, 31 A Chyngton Road
Seaford

LW/07/1007 Planning application for change of use of land to provide 55 car parking spaces and modified entrance gate at Hanover House, Timberyard Lane
Lewes

LW/07/1021 Listed Building application for replacement of roof windows and external lighting at Lewes District Council, Lewes House, Thebes Annexe, 32 High Street
Lewes

LW/07/1081 Planning application to convert single dwelling into two self contained flats at 20 Rosemary Close
Peacehaven

- NB: 1) Chris Morley spoke in support of the application

LW/07/1004 Planning application for change of use of agricultural
Lewes land to camping site between April – September each
year and erection of toilet/shower block on Land
adjacent Spring Barn Farm, Kingston Road

B) That the following application be refused for the reasons set out below:-

LW/07/0985 Planning application for extension and conversion of
Ditchling existing garage/studio to form domestic ancillary
accommodation at Greyladies, 20 Beacon Road

1. The proposal, by reason of the intensification of use of the property for residential purposes and the close proximity of neighbouring windows would result in increased overlooking and a loss of privacy for the occupants of 22 Beacon Road to the detriment of their residential amenity. The proposal is therefore contrary to policy ST3 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 Policy ST3 of the Lewes District Local Plan.

NB: 1) Mr S Leon and Mrs R Leon spoke against the application.

28 Enforcement Monitoring

The committee received Report No 211/07 which provided an overview of enforcement matters throughout the district during the period 1 July 2007 – 30 September 2007 and Report No 212/07 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 7.45 pm

J Daly

Chair