



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 5 December 2007 at 5.00 p.m

Present: Councillor J Daly (Chair)

Councillors R Allen, S Davy, I Eiloart, P Gardiner, B Groves, T Jones,
R Main, R Maskell, D Mitchell and R Worthington

33 Minutes

The minutes of the meeting held on 14 November 2007 were agreed as a correct record and signed.

34 Planning Applications

The Committee considered Report No 231/07 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 231/07 or as shown below:-

**Seaford
LW/07/1264**

Planning application for change of use and conversion of existing school buildings including demolition of north east building to be replaced with new building in total to form 54 self-contained flats with provision for 54 car parking spaces (resubmission of LW/07/0724) at Newlands Court, Sutton Avenue

- NB:
- 1) Mr M Edwards spoke in support of the application.
 - 2) Mr C Jones spoke against the application.
 - 3) Councillor Brown from Seaford Town Council spoke on this application.
 - 4) Subject to completion of a satisfactory Section 106 Agreement to secure affordable housing & financial contributions towards open space, education facilities and improving accessibility in Seaford.

Seaford
LW/07/0727 Outline planning application for demolition of buildings and erection of fourteen houses, six garages and parking at Tudor Manor Hotel, Eastbourne Road

- NB:
- 1) Mr A Edgar spoke in support of the application.
 - 2) Subject to (1) receipt of amended plans showing deletion of the two garage blocks and (2) completion of a satisfactory Section 106 Agreement to secure financial contributions towards public open space provision/improvements, accessibility and education facilities in Seaford

Lewes
LW/07/0741 Planning application for amendment to planning permission LW/06/1516 to enable subdivision of previously approved residential accommodation over shop unit resulting in the formation of three flats and a studio flat plus other alterations including a dormer at the rear of 177 High Street

Lewes
LW/07/0738 Listed Building application for amendment to Listed Building consent LW/06/1515 to enable subdivision of previously approved residential accommodation over shop unit resulting in the formation of three flats and a studio flat plus other alterations including a dormer at the rear of 177 High Street

Seaford
LW/07/1200 Planning application for change of use to gym from disused upper floor of building at St James's Clubhouse, 11 Blatchington Road

Peacehaven
LW/07/1230 Planning application for Section 73A Retrospective application for the retention of a shed to rear at 24 Coney Furlong

- NB: 1) Amendment to condition 1 as set out below:-

Condition 1 Details/samples of the roof tiles for the shed hereby approved shall be submitted to and approved by the local Planning Authority. The approved roof tile shall thereafter be used to roof the shed.

Reason - In the interests of local visual amenity having regard to policy ST3 of the Lewes District Local Plan.

**Chailey
LW/07/1127**

Modification of planning obligation for discharge of planning obligations for applications LW/03/0372, LW/03/0498, LW/93/0587 and LW/93/0588LBC at Teagues Farm, Haywards Heath Road

- NB: 1) Councillor S Davy declared an interest in this application and left the meeting while it was considered.

**Wivelsfield
LW/07/1107**

Planning application for Section 73A Retrospective application for retention of fence to back garden at Keystone, Green Road

**Lewes
LW/07/1176**

Planning application for construction of visitor pavilion in the Gun Garden together with reforming of steps, formation of path to perimeter of Gun Garden, installation of interpretation boards and signage, recladding of Educational Resources Centre, plus internal alterations at Lewes Castle and Barbican House, 169 High Street

- NB: 1) As confirmed within the supplementary report, the part of the application dealing with proposed new signage and interpretation boards is withdrawn. This will be dealt with under a separate Planning and Listed Building application.
- 2) Ms S White spoke in support of the application.

**Lewes
LW/07/1177**

Listed Building application for construction of visitor pavilion in the Gun Garden, together with reforming of steps, formation of path to perimeter of Gun Garden, installation of interpretation boards and signage, recladding of Educational Resources Centre, plus internal alterations at Lewes Castle, Castle Precincts

- NB: 1) As confirmed within the supplementary report, the part of the application dealing with proposed new signage and interpretation boards is withdrawn. This will be dealt with under a separate Planning and Listed Building application.
- 2) Ms S White spoke in support of the application.

**Lewes
LW/07/1317**

Planning Application for Section 73A Retrospective application for variation of conditions 3 & 4 of LW/02/1815 to allow retention of windows in the east and west elevations and retention of conservatories at front and rear at 2 Montacute Road

- NB: 1) Ms T Bahcheli spoke in support of the application.
 2) Mr C Barker and Mr Simms spoke against the application
 3) Amendment to condition 2 as set out below:-

Condition 2 The existing first floor west facing windows and proposed west facing garage windows shall remain obscure glazed and permanently fixed shut and be maintained as such unless expressly agreed in writing by the Local Planning Authority.

Reason - To protect the privacy of residential amenity of neighbours having regard to policy ST3 of the Lewes District Local Plan.

Westmeston Planning Application for proposed detached
LW/07/1182 garages/grooms accommodation at Spatham Farm
 Cottage, Spatham Lane

- NB: 1) Additional condition as set out below:-

Condition 8 The garage accommodation hereby approved shall be used for the parking of vehicles in association with the residential use of Spatham Farm Cottage only and for no other purpose without the prior written approval of the Local Planning Authority.

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

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

Peacehaven Planning Application for demolition of existing 'Park'
LW/07/1123 home and replacement with chalet bungalow and
 stables at land adjacent to 8 Gold Lane

- NB: 1) Ms H Livings spoke against the application.
 2) Mr A Edgar, Mr J Rigden and Mr A Philp spoke in support of the application.
 3) Reasons for refusal -

Reason 1 - The site is located outside any planning boundary identified in the adopted Lewes District Local Plan. The proposal would constitute without overriding justification, new residential development and an ancillary building in the countryside. The proposal would add to the sporadic development in the area and would be detrimental to the predominantly open character of the locality. The proposal for a new dwelling would be unacceptable in principle, and contrary to Policy S10 of the East Sussex & Brighton & Hove Structure Plan 1991 – 2011 and Policy Res 6 of the Lewes District Local Plan.

Reason 2- In addition to the objection to the principle of new residential development as referred to in Reason 1, the proposed dwelling would have excessive height and bulk and would be out of keeping with the character and appearance of the existing sporadic development on adjacent sites. The proposal would thereby be contrary to policy ST3 of the Lewes District Local Plan.

C The Director of Planning & Environmental Services be authorised to determine the following applications subject to the conditions shown below:-

Lewes Planning application for solar panels to front roofslope
LW/07/1109 and reinstate fire wall feature at 113 Western Road

NB: 1) Mr A Mitchell and Councillor O'Keeffe spoke in support of the application.
2) The following condition to be added:-

Condition 1 - Before the development hereby approved is commenced on site, details including elevations (scale 1-20) shall be submitted to and approved in writing by the Director of Planning & Environmental Services and carried out in accordance with that consent.

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

St Ann (Without) Planning application for reconstruction of former
LW/07/0580 windmill as corn mill and renewable energy generator with residential accommodation below together with adjustments at the junctions of Juggs Road and Ashcombe Lane at Ashcombe Windmill, Juggs Road and the junction of Juggs Road and Ashcombe Lane

NB: 1) Mr Edmonds, Mr Clifford and Dr Yates CBE FRENG spoke against the application.
2) Mr J Tasker and Mr P James spoke in support of the application.
3) Although officers had recommended refusal, the Committee considered that the proposed development would enhance the surrounding landscape, would be a valuable source of renewable energy and would create a significant education resource.
4) The Director of Planning & Environmental Services be authorised to determine the conditions to be attached to this consent.

D That consideration of the following application be deferred for the following reasons:-

LW/07/0732 Planning application for residential development
Wivelsfield comprising seventy two dwellings, associated parking and landscaping, together with access via The Downscroft estate, following the demolition of 25 & 26 Downscroft at Land off Theobalds Road, Burgess Hill.

- NB:
- 1) Mr A Janes, Mr T Bousden, Councillor Sugarman, Ms J Redd, Mr D Jones and Ms L Long spoke against the application.
 - 2) Mr S Brown spoke in support of the application.
 - 3) Additional information be sought in relation to the conditions set out in Report No 231/07, water drainage (condition 2), surfacing materials (condition 24), travel plans (condition 8) and badger protection (condition 29).
 - 4) Members asked that the issue of the secondary access off Theobalds Road to be raised with West Sussex Fire & Rescue Services.

J Daly

Chairman