



Working in Partnership



## Planning Applications Committee

**Minutes** of a meeting of the **Planning Applications Committee** held in the **Council Chamber, County Hall, St Annes Crescent, Lewes** on **Wednesday, 17 May 2017** at 5:00pm

**Present:**

Councillor S Davy (Chair), S Catlin, P Gardiner, V Ient, D Neave, R Turner (Minutes 197 to 200 and Minutes 203 to 207) and L Wallraven

**Officers Present:**

S Howe, Specialist (Planning)  
J Norman, Committee Officer  
S Sheath, Senior Planning Officer  
J Stone, Lawyer

	Minutes	Action
1	<b>Minutes</b>  The Minutes of the meeting held on 26 April 2017 were approved as a correct record and signed by the Chair.	
2	<b>Apologies for Absence/Declaration of Substitute Members</b>  An apology for absence had been received from Councillor T Rowell.	

### 3 **Declarations of Interest**

Councillor Turner declared his personal and prejudicial interest in Agenda Item 6 (Planning Application LW/17/0279) as he knew the Developer.

Councillor Turner declared his personal and prejudicial interest in Agenda Item 7 (LW/17/0006) as he knew the Applicant.

Councillor Wallraven declared her non-prejudicial interest in Agenda Item 8 (Planning Application LW/17/0090) as she was the Chair of Seaford Town Council's Planning and Highways Committee.

### 4 **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 contained in the Minute Book).

### **Planning Applications OUTSIDE the South Downs National Park**

### 5 **LW/17/0279 - Boathouse Organic Farm Shop, Uckfield Road, Ringmer, East Sussex, BN8 5RX**

Councillor David Terry spoke on behalf of Ringmer Parish Council. Peter Young spoke for the proposal.

#### Resolved:

- 5.1 That planning application LW/17/0279 for variation of condition 25 (plans) relating to planning approval LW/14/0830 for amendments to the affordable units, site layout and approved access be approved, subject to the conditions set out in the Report and Supplementary Report. The Committee added an Informative.

*(Note: Councillor Turner declared his personal and prejudicial interest in this item as he knew the Developer and therefore, left the room for the duration of this item and took no part in consideration, discussion and voting thereon).*

### 6 **LW/17/0006 - Corsica Cottage, Old Uckfield Road, Ringmer, East Sussex, BN8 5RX**

#### Resolved:

- 6.1 That planning application LW/17/0006 for erection of a detached annexe be approved, subject to the conditions set out in the Report.

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*(Note: Councillor Turner declared his personal and prejudicial interest in this item as he knew the Applicant and therefore, left the room for the duration of this item and took no part in consideration, discussion and voting thereon).*

**7 LW/17/0090 - 54 Belgrave Road, Seaford, East Sussex, BN25 2EN**

Richard Austin spoke against the proposal.

Resolved:

- 7.1** That planning application LW/17/0090 for section 73A retrospective application for erection of side and rear single storey extensions be refused.

Reasons for decision:

The proposed rear extension by reason of the sloping levels, its height, depth and proximity to the boundary shared with the adjoining property at 56 Belgrave Road, would appear overbearing and result in overshadowing and a loss of light, all materially harmful to the living conditions for the occupants of this adjoining property, contrary to policies ST3 and RES13 of the Lewes District Local Plan.

*(Note: Councillor Wallraven declared her non-prejudicial interest in this item as she was the Chair of Seaford Town Council's Planning and Highways Committee. She therefore took part in the consideration, discussion and voting thereon).*

**8 LW/16/1006 - The Ranch, North Common Road, North Chailey, East Sussex, BN8 4EB**

Resolved:

- 8.1** That planning application LW/16/1006 for part section 73A retrospective application for the erection of a 2m high close boarded fence painted moss green be approved, subject to the conditions set out in the Report. The Committee added an Informative.

**Planning Applications WITHIN the South Downs National Park**

**9 SDNP/17/00499/FUL – Waitrose, Eastgate Street, Lewes, BN7 2LP**

Resolved:

- 9.1** That planning application SDNP/16/00499/FUL for the renewal of a proposed horticulture unit be refused.

Reason for decision:

The retention of the “horticultural unit” the subject of this application, in combination with the associated racking, existing store paraphernalia and street furniture is considered to result in a cluttered and untidy frontage that is detrimental to and detracts from the special character and appearance of designated Heritage Assets. The proposal therefore conflicts with Policies ST3 and H5 of the Lewes District Local Plan, Policy CP11 of the Joint Core Strategy and the general objectives of the NPPF.

**Non-Planning Application Related Items****10 Outcome of Appeal Decisions on 3<sup>rd</sup> April 2017 and 27<sup>th</sup> April 2017**Resolved:

**10.1** That Report No 76/17 which detailed the outcome of appeal decisions on 3<sup>rd</sup> April 2017 and 27<sup>th</sup> April 2017, be noted.

**11 Date of Next Meeting**Resolved:

**11.1** That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 7 June 2017 in the Council Chamber, County Hall, St Annes Crescent, Lewes at 5.00pm, be noted.

The meeting ended at 6:25pm.

S Davy  
Chair