



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, 19 July 2017** at 5:15pm

Present:

Councillor S Davy (Chair), G Amy, S Catlin, P Gardiner, T Jones, D Neave, T Rowell, J Sheppard and R Turner

Officers Present:

A Hill, Specialist (Planning)
S Howe, Specialist (Planning)
J Norman, Committee Officer
J Stone, Lawyer
D Wynn, Trees & Landscape Officer

	Minutes	Action
26	Minutes The Minutes of the meeting held on 28 June 2017 were approved as a correct record and signed by the Chair subject to the following amendment: <ul style="list-style-type: none">That resolution 17.1 (LW/17/0294 - Land Between Greenacres and Highsted Park, Telscombe Road, Peacehaven, East Sussex) on page 6 of the Minutes be replaced with: "That planning application LW/17/0294 for erection of five 2 storey 3 bedroom residential houses with associated refuse, recycling and cycle storage areas, a new vehicular access and ten private parking spaces be approved, subject to the conditions set out in the Report."	

27 Apologies for Absence/Declaration of Substitute Members

Apologies for absence had been received from Councillors V lent and L Wallraven.

28 Change in the Order of the Agenda

Resolved:

28.1 That Agenda Item 13 entitled 'SDNP/17/02606/FUL - Greyfriars Court, Court Road, Lewes, BN7 2RF' be taken immediately before Agenda Item 6 entitled 'LW/17/0256 - 42 Southview Road, Peacehaven, East Sussex, BN10 8EA'.

29 Declarations of Interest

Councillor Catlin declared his non-prejudicial interest in Agenda Item 13 (Planning Application SDNP/17/02606/FUL) as he was a member of Lewes Town Council's Planning Committee.

Councillor Neave declared his non-prejudicial interest in Agenda Item 6 (Planning Application LW/17/0256) as he was a member of Peacehaven Town Council.

Councillor Neave declared his non-prejudicial interest in Agenda Item 8 (Planning Application LW/17/0325) as he was a member of Peacehaven Town Council.

Councillor Neave declared his non-prejudicial interest in Agenda Item 9 (Planning Application LW/17/0363) as he was a member of Peacehaven Town Council.

Councillor Neave declared his non-prejudicial interest in Agenda Item 10 (Planning Application LW/17/0375) as he was a member of Peacehaven Town Council.

30 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 WITHIN the South Downs National Park**31 SDNP/17/02606/FUL - Greyfriars Court, Court Road, Lewes, BN7 2RF**

Councillor Will Elliot spoke on behalf of Lewes Town Council. Mr Chris Kneale spoke against the proposal. Mr Colin Chambers, Ms Lorraine Reynolds and Ms Sue Atkins spoke for the proposal.

Resolved:

- 31.1** That planning application SDNP/17/02606/FUL for replacement of timber casement and louvre windows with UPVC double glazed units be approved, subject to the following condition:

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.

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

(Note: Councillor Catlin declared his non-prejudicial interest in this item as he was a member of Lewes Town Council's Planning Committee. He therefore took part in the consideration, discussion and voting thereon).

Planning Applications OUTSIDE the South Downs National Park

- 32 LW/17/0256 - 42 Southview Road, Peacehaven, East Sussex, BN10 8EA**

Resolved:

- 32.1** That planning application LW/17/0256 for erection of a single storey extension to an existing bungalow, to allow the formation of two semi-detached bungalows, including the erection of a 1800mm high fence be approved, subject to the conditions set out in the Report and Supplementary Report.

(Note: Councillor Neave declared his non-prejudicial interest in this item as he was a member of Peacehaven Town Council. He therefore took part in the consideration, discussion and voting thereon).

- 33 LW/17/0323 - Beachside, Cricketfield Road, Seaford, East Sussex, BN25 1BU**

Resolved:

- 33.1** That planning application LW/17/0323 for proposed demolition of care home and the erection of 4 x three bedroom dwellings be approved, subject to the conditions set out in the Report and Supplementary Report.

- 34 LW/17/0325 - 2 Southview Road, Peacehaven, East Sussex, BN10 8DQ**

Mr Lawrence Stoke spoke against the proposal. Mr Chris Barker spoke for the proposal.

Resolved:

- 34.1** That planning application LW/17/0325 for demolition of the existing bungalow and erection of 2 x 4-bedroom semi-detached houses and 1 x 4-bedroom detached house (amended plans) be approved, subject to an amended plan being submitted showing the development moved at least 250mm further from 4 Southview Road, and subject to the conditions set out in the Report and Supplementary Report.

(Note: Councillor Neave declared his non-prejudicial interest in this item as he was a member of Peacehaven Town Council. He therefore took part in the consideration, discussion and voting thereon).

35 LW/17/0363 - 5 Bramber Avenue, Peacehaven, East Sussex, BN10 8LR

Resolved:

- 35.1** That planning application LW/17/0363 for demolition of existing garage and construction of new single storey office accommodation be approved, subject to the conditions set out in the Report and Supplementary Report.

(Note: Councillor Neave declared his non-prejudicial interest in this item as he was a member of Peacehaven Town Council. He therefore took part in the consideration, discussion and voting thereon).

36 LW/17/0375 - 79 Phyllis Avenue, Peacehaven, East Sussex, BN10 7RA

Mr Chris Barker spoke for the proposal.

Resolved:

- 36.1** That planning application LW/17/0375 for demolition of the existing bungalow and double garage and erection of two x 3 bedroom semi-detached bungalows with rooms in the roof be approved, subject to the conditions set out in the Report.

(Note: Councillor Neave declared his non-prejudicial interest in this item as he was a member of Peacehaven Town Council. He therefore took part in the consideration, discussion and voting thereon).

37 LW/17/0412 - 36 Quarry Lane, Seaford, East Sussex, BN25 3BJ

Mr Alan Strudwick spoke against the proposal.

Resolved:

- 37.1** That planning application LW/17/0412 for single storey side extension to front elevation of former garage be refused.

Reasons for decision:

The proposed extension would have a significantly adverse impact on the amenities of the occupier(s) of 34 Quarry Lane, by reason of loss of light and outlook to the kitchen window in that property. The proposal would thereby be contrary to Policy ST3 of the Lewes District Local Plan, as 'Retained' in the Joint Core Strategy.

Planning Applications WITHIN the South Downs National Park

- 38 SDNP/17/02217/FUL - Unit 1, Wootton Farm, Novington Lane, East Chiltington, East Sussex, BN7 3AU**

Councillor Julia Tingle spoke on behalf of Chiltington Parish Council. Charlotte Boulton spoke on behalf of Lewes District Councillor Sarah Osborne, Ward Councillor for Plumpton, Streat, East Chiltington and St John (Without). Mr Roddy Boulton, Mr Hamish Black and Mr Stephen Israel spoke against the proposal. Mr D Mayhew and Mrs S Vaisey spoke for the proposal.

Resolved:

- 38.1** That planning application SDNP/17/02217/FUL for the proposed demolition of existing agricultural building, surrender of open storage yard (B8 use) and construction of holiday let units be refused.

Reasons for decision:

The replacement of the existing agricultural Atcost barn with a more traditional building for residential use would undermine the agricultural character and use of the land, and undermine the historic cultural heritage of this countryside location, contrary to the first statutory purpose of the SDNP which seeks to 'conserve and enhance the natural beauty, wildlife and cultural heritage'.

The replacement of the existing barn with a building for holiday accommodation due to its form, scale and use would have a detrimental impact on the character of the area and represent unacceptable development outside the planning boundary in an unsustainable location, contrary to Policy CT1 of the Lewes District Local Plan and Paragraph 55 of the NPPF.

Non-Planning Application Related Items**39 Tree Preservation Order (No.4) 2017, Land at 'Nuggets' Valebridge Road, Burgess Hill****Resolved:**

- 39.1** That Tree Preservation Order (No.4) 2017, Land at 'Nuggets' Valebridge Road, Burgess Hill, as set out in Report No 17/17 be confirmed, as set out in the Report.

40 Date of Next Meeting**Resolved:**

- 40.1** That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 9 August 2017 in the Council Chamber, County Hall, St Annes Crescent, Lewes at 5.00pm, be noted.

(Note: At the beginning of this meeting and prior to the introduction of planning applications listed on the agenda, Officers explained to the Committee and those present in the public gallery that the decreased pixel quality of photographs shown in the planning applications listed within Agenda Items 6 to 14 was a result of a technical issue out of the Officers' control, and not an intentional act by the Council or its Officers. Officers further explained that they were confident that the slightly decreased photographic quality did not hinder the Committee's ability to thoroughly consider each planning application during this meeting.)

The meeting ended at 8:25pm.

S Davy
Chair