



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, 20 September 2017** at 5:00pm

**Present:**

Councillor S Davy (Chair), G Amy, S Catlin, P Gardiner, V Ient (Minutes 72 to 83), T Jones, D Neave (Minutes 69 to 79), T Rowell, J Sheppard, R Turner (Minutes 69 to 76 and Minutes 78 to 83) and L Wallraven

**Officers Present:**

A Hill, Specialist (Planning)  
S Howe, Specialist (Planning)  
J Norman, Committee Officer  
J Stone, Lawyer

	Minutes	Action
<b>69</b>	<b>Minutes</b>  The Minutes of the meeting held on 6 September 2017 were approved as a correct record and signed by the Chair.	
<b>70</b>	<b>Declarations of Interest</b>  Councillor Turner declared his non-prejudicial interest in the following agenda items as he was a member of Ringmer Parish Council: <ul style="list-style-type: none"><li>• Agenda Item 6 (Planning Application LW/17/0045)</li><li>• Agenda Item 10 (Planning Application LW/17/0367)</li><li>• Agenda Item 12 (Planning Application LW/17/0598)</li><li>• Agenda Item 13 (Planning Application LW/17/0542)</li><li>• Agenda Item 15 (Planning Application LW/17/0262)</li></ul>	

Councillor Turner declared his personal and prejudicial interest in Agenda Item 11 (LW/17/0601) as he knew the Applicant.

Councillor Neave declared his non-prejudicial interest in the following agenda items as he was a member of Peacehaven Town Council:

- Agenda Item 7 (Planning Application LW/17/0494)
- Agenda Item 8 (Planning Application LW/17/0529)
- Agenda Item 9 (Planning Application LW/17/0361)

## 71 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**

## 72 LW/17/0045 - Land North Of Chapters, Bishops Lane, Ringmer, East Sussex

Councillor John Kay spoke on behalf of Ringmer Parish Council. David Terry, Sy Morse-Brown and Jacques Mowas spoke against the proposal. Doug Law and Akexia Tamblyn spoke for the proposal.

Councillor Johnny Denis spoke in his capacity as a Lewes District Ward Councillor.

### Resolved:

- 72.1** That planning application LW/17/0045 for approval of Reserved Matters for Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale be refused.

### Reason for decision:

The proposed layout would result in an unacceptable impact on neighbouring occupiers resulting in a loss of privacy and general loss of amenity through over- looking, overbearing and overshadowing, contrary to Policy ST3 of the Lewes District Local Plan.

It is considered that the design and appearance of the proposed housing units, through their uniformity and lack of varied vernacular detailing, fails to respect and positively contribute to the character of the wider village,

contrary to Policy CP11 of the Lewes District Local Plan Core Strategy, Paragraph 64 of the NPPF, and Policy 9.1 of the Ringmer Neighbourhood Plan.

The developer has failed to show that they have worked positively with the local community and those likely to be affected by the development (residents and parish council) in the development of the scheme and the design of the units, or taken account of those view in order to influence the design of the scheme, contrary to paragraph 66 of the NPPF.

The development fails to make adequate parking provision, especially for the smaller units (1 bed), and is therefore contrary to Policy ST3 of the Lewes District Local Plan and Policy 8.3 of the Ringmer Neighbourhood Plan.

The proposed mix and size of the proposed residential units fails to meet the needs of the local community contrary to Policy CP2 of the Lewes District Core Strategy, Policy 9.7 of the Ringmer Neighbourhood Plan, and Paragraph 50 of the NPPF.

*(Note: Cllr Turner declared his non-prejudicial interest in this item as he was a member of Ringmer Parish Council. He therefore took part in the consideration, discussion and voting thereon.)*

**73 LW/17/0494 - 3 Bramber Avenue, Peacehaven, East Sussex, BN10 8LR**

John Armstrong and David Carpenter spoke against the proposal. Simon Bareham spoke for the proposal.

Resolved:

**73.1** That planning application LW/17/0494 for change of use from nursing home to House in Multiple Occupancy for up to 14 persons together with a self-contained flat to be used as manager's accommodation be approved, subject to the conditions set out in the Report and Supplementary Report, and the following extra condition:

**73.2** The managers accommodation shall at all times be occupied by a manager of the premises only, for the duration of occupation of any other accommodation within the building. A management plan shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the building, and occupation of the building shall at all times be in accordance with the approved management plan.

Reason:

In the interests of the character of the locality and amenities of local residents, having regard to Policy ST3 of the Lewes District Local Plan (as saved in the Joint Core Strategy).

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*(Note: Cllr 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.)*

**74 LW/17/0529 - 1 Capel Avenue, Peacehaven, East Sussex, BN10 8NB**

Michael Greve and Steve Bradley spoke for the proposal.

Resolved:

- 74.1** That planning application LW/17/0529 to demolish existing bungalow and replace with two 3-bedroomed detached dwellings with off road parking and associated hard/soft landscaping be approved, subject to the conditions set out in the Report.

*(Note: Cllr 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.)*

**75 LW/17/0361 - 9 Victoria Avenue, Peacehaven, East Sussex, BN10 8LX**

Resolved:

- 75.1** That planning application LW/17/0361 for demolition of detached bungalow and erection of two three bedroom semi-detached chalet bungalows be approved, subject to the conditions set out in the Report.

*(Note: Cllr 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.)*

**The Committee adjourned for a short time at this point.**

**76 LW/17/0367 – Lynchets, Lewes Road, Ringmer, East Sussex, BN8 5ET**

Councillor John Kay spoke on behalf of Ringmer Parish Council.

Resolved:

- 76.1** That planning application LW/17/0367 for demolition of attached garages/study and erection of detached 3 bay car port/garage, demolition of conservatory and erection of single storey side/rear extension and internal alterations be approved, subject to the conditions set out in the Report.

*(Note: Cllr Turner declared his non-prejudicial interest in this item as he was a member of Ringmer Parish Council. He therefore took part in the consideration, discussion and voting thereon.)*

**77 LW/17/0601 - Corsica Cottage, Old Uckfield Road, Ringmer, East Sussex, BN8 5RX**

Councillor John Kay spoke on behalf of Ringmer Parish Council.

Resolved:

- 77.1** That planning application LW/17/0601 for Section 73A retrospective application for change of use from agricultural to residential land be approved, subject to the conditions set out in the Report.

*(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).*

**78 LW/17/0598 - Meadow Business Centre, Old Uckfield Road, Ringmer, East Sussex**

Councillor John Kay spoke on behalf of Ringmer Parish Council.

Resolved:

- 78.1** That planning application LW/17/0598 for provision of six parking spaces be refused.

Reason for decision:

It is considered that the proposed parking and the additional landscaping would be visually obtrusive into this countryside setting and detract from the wider setting, contrary to Policy CP10 1(i) of the Lewes District Local Plan Core Strategy and Policy ST3 of the Lewes District Local Plan.

*(Note: Cllr Turner declared his non-prejudicial interest in this item as he was a member of Ringmer Parish Council. He therefore took part in the consideration, discussion and voting thereon.)*

**79 LW/17/0542 - 32 Fairlight Field, Ringmer, East Sussex, BN8 5QP**

Councillor John Kay spoke on behalf of Ringmer Parish Council.

Resolved:

- 79.1** That planning application LW/17/0542 for proposed front porch and internal alterations be approved, subject to the conditions set out in the Report.

*(Note: Cllr Turner declared his non-prejudicial interest in this item as he was a member of Ringmer Parish Council. He therefore took part in the consideration, discussion and voting thereon.)*

**80 LW/17/0264 - Land Adjoining North Common Road, Wivelsfield Green, East Sussex**Resolved:

- 80.1** That planning application LW/17/0264 for modification of Planning Obligation for Application to vary Section 106 planning obligation attached to planning approval LW/13/0720 (Erection of up to 75 two, three and four bedroom dwellings to include affordable housing, access and public open space) be approved, subject to the conditions set out in the Report.

**81 LW/17/0262 - The Forge, Lewes Road, Ringmer, East Sussex, BN8 5NB**

Councillor John Kay spoke on behalf of Ringmer Parish Council.

Resolved:

- 81.1** That planning application LW/17/0262 for modification of Planning Obligation for Application to vary the Section 106 agreement of outline planning application LW/15/0318 be approved, subject to the conditions set out in the Report.

*(Note: Cllr Turner declared his non-prejudicial interest in this item as he was a member of Ringmer Parish Council. He therefore took part in the consideration, discussion and voting thereon.)*

**Non-Planning Application Related Items****82 Outcome of Appeal Decision on 8<sup>th</sup> August 2017 and 18<sup>th</sup> August 2017**Resolved:

- 82.1** That Report No 122/17 which detailed the outcome of appeal decisions on 8th August 2017 and 18th August 2017, be noted.

**83 Date of Next Meeting**Resolved:

- 83.1** That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 11 October 2017 in the Council Chamber, County Hall, St Annes Crescent, Lewes at 5.00pm, be noted.

The meeting ended at 8:15pm.

S Davy  
Chair