



Working in Partnership



## **Planning Applications Committee**

**Minutes of meeting held in Council Chamber - County Hall, St Anne's Crescent, Lewes on 18 July 2018 at 5.00 pm**

### **Present:**

Councillor Sharon Davy (Chair)

Councillors Jim Sheppard (Deputy-Chair), Liz Boorman, Graham Amy, Peter Gardiner, Vic Ient, Tom Jones, Tony Rowell, Richard Turner (Minutes 42 to 50 and Minutes 52 to 55), and Dave Neave

### **Officers in attendance:**

Andrew Hill (Specialist, Planning), Steve Howe (Specialist, Planning), Jennifer Norman (Committee Officer), Joanne Stone (Lawyer, Planning) and Helen Monaghan (Lawyer, Planning)

### **42 Minutes**

The minutes of the meeting held on 27 June 2018 were submitted and approved, and the Chair was authorised to sign them as a correct record.

### **43 Apologies for absence/Declaration of substitute members**

Apologies for absence had been received from Councillors Linda Wallraven and Stephen Catlin. Councillor Neave declared that he was acting as substitute for Councillor Catlin for the duration of the meeting.

### **44 Declarations of interest**

Councillor Neave declared a non-prejudicial interest in agenda item 8 (planning application LW/18/0338) as he was a member of Peacehaven Town Council.

Councillor Turner declared a non-prejudicial interest in agenda item 9 (planning application LW/18/0331) as he was a member of Ringmer Parish Council.

Councillor Turner declared a personal and prejudicial interest in agenda item 10 (planning application SDNP/18/02353/FUL) as he knew the applicant's brother.

Councillor Jones declared a non-prejudicial interest in agenda item 7 (planning application LW/18/0200) as he was a member of Ditchling Parish Council.

**45 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 published to the website).

**46 Petitions**

There were none.

**47 LW/18/0318 - Chailey School, Mill Lane, Chailey, East Sussex, BN8 4PU**

Councillor Ken Jordan spoke on behalf of Chailey Parish Council. Jeremy Collins, Stephen Sudall and Sherry Worthington spoke against the proposal. Tim Spencer, Chris Murfin and Clare Gregory spoke for the proposal.

Resolved:

That planning application LW/18/0318 for demolition of the existing EFAA, EFAF and EFAG buildings and development of a new part two and part three storey school building, Multi Use Games Area (MUGA), with associated parking, landscaping and external works as a temporary access point for construction purposes be refused, subject to the reasons set out in the report, with reason one to be amended to include the design and appearance of the building as part of the reason for refusal.

*(Note: Cllr Turner was not in the room for the full duration of this item. He therefore took no part in consideration, discussion and voting thereon.)*

**48 LW/18/0200 - The Royal Oak, Ditchling Road, Ditchling Common, Ditchling, East Sussex, RH15 0SJ**

Chris Frost spoke for the proposal.

Resolved:

That planning application LW/18/0200 for extension and conversion of existing garage building to create a 2-bedroom bungalow with associated access and landscaping be approved, subject to the conditions set out in the

report and supplementary report. An informative was added which requires 30mph speed restriction signs to be installed and placed on the approach to the bend and the site, viewable from both directions.

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

**49      LW/18/0338 - 25 Glynn Road, Peacehaven, East Sussex, BN10 8AT**

Resolved:

That planning application LW/18/0338 for proposed erection of pair of semi-detached dwellings be approved, subject to the conditions set out in the report.

*(Note: Cllr Neave declared a 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.)*

**50      LW/18/0331 - Land North of Chapters, Bishops Lane, Ringmer, East Sussex**

Julie Terry spoke against the proposal. Simon Packer spoke for the proposal.

Resolved:

That option 2 listed in paragraph 1.5 on page 32 of the report for planning application LW/18/0331 for approval of Reserved Matters Application for Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045) be approved, subject to the conditions set out in the report and supplementary report, and subject to Planning Officers securing amended plans for the removal of LEAP from the scheme.

*(Note: Cllr Turner declared a 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.)*

*(Note: Cllr Ient left the room for part of the duration of this item. He therefore took no part in consideration, discussion and voting thereon.)*

**51      SDNP/18/02353/FUL - Kingston, The Street, Kingston, Lewes, East Sussex, BN7 3PB**

Councillor Tony Wheeler spoke on behalf of Kingston Parish Council. Dan Muldoom, Mrs Pearson and Heidi Copland spoke against the proposal. Clive Stillman and Heather Rea spoke for the proposal.

Resolved:

That the amended planning application SDNP/18/02353/FUL for locating mobile food van and static store to retail food and drink from a static position time limited 1st July 2018 to 30th October 2018 and thereafter from 1st April 2019 to 30th October in every year thereafter be refused for the reasons set out in the report.

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

**52 SDNP/18/01297/FUL -Land at Wootton Farm, Novington Lane, East Chiltington, Lewes, East Sussex, BN7 3AU**

Councillor Mary Symes spoke on behalf of Chiltington Parish Council. Mr Boulton, Mr Israel and Sarah Otway spoke against the proposal. Mr Mayhew, Mr Vaisey and Mrs Vaisey spoke for the proposal. Hamish Black spoke on behalf of Councillor Sarah Osborne in her capacity as a Lewes District Ward Councillor.

Resolved:

That planning application SDNP/18/01297/FUL for proposed change of use and conversion of existing building to form holiday lets; surrender of storage yard (B8) use; and use of workshop as ancillary outbuilding be approved, subject to the conditions set out in the report and supplementary report, and subject to the following additional conditions:

- 1) No external amplified music outside the fabric of the building;
- 2) No external lights; and
- 3) Glazing measure to reduce light pollution impact on dark night skies.

**53 SDNP/18/02565/LIS - 10 Waterloo Place, Lewes, BN7 2PP**

Resolved:

That planning application SDNP/18/02565/LIS for renewal of two first floor windows to the west elevation, and two bay windows to the ground and first floors south elevation be approved, subject to the conditions set out in the report.

**54 Written questions from councillors**

There were none.

**55 Date of next meeting**

*(Note: Before the close of the meeting, the Committee wished to express its sincere gratitude for all of the hard work Mr Howe (Specialist, Planning) had done over the years, as it was Mr Howe's last meeting before his departure from the Authority at the end of the month. The Chair presented a small gift to Mr Howe on behalf of the Committee and wished Mr Howe the best of luck in his future endeavours.)*

Resolved:

That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 8 August 2018 in the Council Chamber, County Hall, St Anne's Crescent, Lewes, commencing at 5:00pm, be noted.

The meeting ended at 8.55pm.

Councillor Sharon Davy (Chair)

This page is intentionally left blank



Working in Partnership



## **Planning Applications Committee**

**Minutes of meeting held in Council Chamber - County Hall, St Anne's Crescent, Lewes on 27 June 2018 at 5.00 pm**

### **Present:**

Councillor Sharon Davy (Chair)

Councillors Jim Sheppard (Deputy-Chair), Liz Boorman, Graham Amy, Peter Gardiner, Vic Ient, Tom Jones, Tony Rowell, Richard Turner, Linda Wallraven and Dave Neave (Minutes 22 to 27 and Minutes 29 to 41)

### **Officers in Attendance:**

Alec Fuggle (Regeneration Project Manager) (Minutes 22 to 37), Steve Howe (Specialist, Planning) (Minutes 22 to 36), Jennifer Norman (Committee Officer), Peter Sharp (Head of Regeneration) (Minutes 22 to 37), Joanne Stone (Lawyer, Planning) and Christopher Wright (Specialist, Planning)

### **Also in attendance:**

R Little, South Downs National Park Authority (Minutes 22 to 36)

## **22 Minutes**

The minutes of the meeting held on 6 June 2018 were submitted and approved, and the Chair was authorised to sign them as a correct record.

## **23 Apologies for absence/Declaration of substitute members**

An apology for absence had been received from Councillor Stephen Catlin. Councillor Neave declared that he was acting as substitute for Councillor Catlin for the duration of the meeting.

## **24 Declarations of interest**

Councillor Neave declared a personal and prejudicial interest in agenda item 7 (planning application LW/18/0060) as he was a Peacehaven Town Councillor and the council had business dealings with the developer.

**25 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 published to the website).

**26 Petitions**

There were none.

**Planning applications outside the South Downs National Park****27 LW/18/0331 - Land north of Chapters, Bishops Lane, Ringmer, East Sussex**

Councillor John Kay spoke on behalf of Ringmer Parish Council. David Terry and Sy Morse-Brown spoke against the proposal. Simon Packer and Paul Matcham spoke for the proposal. Councillor Johnny Denis spoke in his capacity as a Lewes District Ward Councillor.

**Resolved:**

That planning application LW/18/0331 for approval of the reserved matters following outline permission LW/14/0127 (allowed on appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045) is deferred to the Head of Planning for approval subject to the following amendments to conditions and additional changes sought by Members:

- Amendments to the condition to protect the historic hedge and mention specifically the three sections of said hedge. Informative to be added "in consultation with Ringmer Parish Council"
- The position of the electricity sub-station is incorporated into condition 6.
- Norlington Court is specifically identified in condition 9.
- That the amendments to the affordable housing mix are approved in writing by the Head of Planning pursuant to the existing S106 Agreement associated with the outline consent.
- That the LEAP is removed from the application site and a payment sought in lieu.
- It was agreed that the list of revised drawings presented at the Committee in the urgent item Supplementary Report were those defining the application and not those on the officer's report.
- It was agreed that condition 8 d would be strengthened to make clear that the three sections of hedge which traversed the site were all included in the hedgerows to be protected as they formed a wildlife corridor.



In the event that these matters cannot be resolved to the satisfaction of the Head of Planning, that the application be taken back for further consideration by the Planning Applications Committee.

**28 LW/18/0060 - 179 South Coast Road, Peacehaven, East Sussex, BN10 8NR**

Kingsley Roger-Jones spoke for the proposal. Councillor Nigel Enever spoke in his capacity as a Lewes District Ward Councillor.

Resolved:

That planning application LW/18/0060 for demolition of existing property and erection of 3 storey block of flats comprising three x 2 bedroomed flats and two x 1 bedroomed flats be approved, subject to the conditions set out in the report and supplementary report (as amended at the Committee to include details of the colour scheme of the external materials under condition 1 and requiring vehicle charging points under a new condition 9).

*(Note: Councillor Neave declared his personal and prejudicial interest in this item as he was a Peacehaven Town Councillor and Peacehaven Town Council had business dealings with the developer. He therefore left the room for the duration of this item and took no part in consideration, discussion and voting thereon.)*

**29 LW/18/0246 - 4 Strawlands, Plumpton Green, East Sussex, BN7 3DB**

Resolved:

That planning application LW/18/0246 or erection of one x three bedroom detached dwelling be approved, subject to the conditions set out in the report.

**30 LW/18/0234 - 2 Ambleside Avenue, Telscombe Cliffs, East Sussex, BN10 7LS**

*This application was withdrawn.*

**31 LW/18/0297 - Land adjacent to 39 Ashington Gardens, Peacehaven, East Sussex**

Resolved:

That planning application LW/18/0297 for three new 1 bedroom bungalows with car parking each plus 1 additional visitor parking space be approved, subject to the conditions set out in the report and supplementary report.

**32 LW/18/0299 - Land adjacent to 11 Ashington Gardens, Peacehaven, East Sussex**

Resolved:

That planning application LW/18/0299 for three new 1 bedroom bungalows and car parking spaces for each bungalow be approved, subject to the conditions set out in the report and supplementary report.

**Planning applications within the South Downs National Park****33 SDNP/18/00841/HOUS - The Poplars, Lewes Road, Newhaven, BN9 9AD**

Joey Appleton spoke for the proposal.

Resolved:

That planning application SDNP/18/00841/HOUS for alterations and extension of existing roof to create a partial first floor and roof terrace, alterations to the existing ground floor accommodation and a change in external materials to render and timber cladding be approved, subject to the conditions set out in the report.

**34 SDNP/18/02027/FUL - 35 Friars Walk, Lewes, BN7 2LG**Resolved:

That planning application SDNP/18/02027/FUL for four single glazed steel windows to the north and east elevations to be replaced with white factory finished timber sash windows with the introduction of 14mm Slimline glazing in 16 pane sliding sash units be approved, subject to the conditions set out in the report.

**35 SDNP/18/00449/LIS - 2 Abinger House, Abinger Place, Lewes, East Sussex, BN7 2QA**Resolved:

That planning application SDNP/18/00449/LIS for replacement of a 'Crittall' window in kitchen with steel 'Crittall' style window be approved, subject to the condition set out in the report.

**36 SDNP/17/05211/FUL - Court Farm, Keymer Road, Ditchling, East Sussex**

David Blake spoke for the proposal.

Resolved:

That planning application SDNP/17/05211/FUL for erection of a feed storage barn be approved, subject to the conditions set out in the report.

**Non-planning application related items**

**37 Confirmation of an Article 4 direction, withdrawing permitted development rights for changes of use from office to residential and light industrial to residential in key areas identified in Newhaven**

Resolved:

- 1) That the implementation of the Article 4 direction made on 3 November 2017 be confirmed; and
- 2) That it be noted that the Article 4 direction would come into effect on 5 November 2018, but that it would remain subject to potential modification or cancellation by the Secretary of State.

**38 Enforcement monitoring (Part A)**

Resolved:

That the report which provided an overview of enforcement matters throughout Lewes District during the period 1 January 2018 to 31 March 2018, be noted.

**39 Enforcement monitoring (Part B)**

Resolved:

That the report which detailed the cases that have had notices authorised and/or served within the quarter 1 January 2018 to 31 March 2018, be noted.

**40 Written questions from councillors**

There were none.

**41 Date of next meeting**

Resolved:

That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 18 July 2018 in the Council Chamber, County Hall, St Anne's Crescent, Lewes, commencing at 5:00pm, be noted.

The meeting ended at 7.55 pm

Councillor Sharon Davy (Chair)

This page is intentionally left blank