



Working in Partnership



Planning Applications Committee

Minutes of the meeting held at the Lewes Leisure Centre, Mountfield Road, Lewes, BN7 2XG, on 9 June 2021 at 5.00pm

Present:

Councillor Steve Saunders (Vice-Chair, in the Chair)
Councillors Graham Amy, Jim Lord (Minute No 1 to 14), Sylvia Lord (Minute No 1 to 14), Imogen Makepeace, Milly Manley, Laurence O'Connor, Nicola Papanicolaou, and Richard Turner

Officers in attendance:

Andrew Hill (Senior Specialist Advisor, Planning)
Sarah Lawrence (Senior Committee Officer, Democratic Services)
Jennifer Norman (Committee Officer, Democratic Services)
Leigh Palmer (Head of Planning First)
Joanne Stone (Solicitor, Planning)

1 Election of Vice-Chair

Resolved:

That Councillor Steve Saunders be elected Vice-Chair of the Planning Applications Committee for the remainder of the 2021/2022 municipal year.

2 Minutes

Prior to the signing of the minutes, the Chair, on behalf of the Committee, wished to thank Wave Leisure for allowing the Planning Applications Committee meeting to be held at the Lewes Leisure Centre.

The minutes of the remote meeting held on 21 April 2021 were submitted and approved, and the Chair was authorised to sign them as a correct record.

3 Apologies for absence/Declaration of substitute members

Apologies for absence were received from Councillors Sharon Davy, Tom Jones and Christoph von Kurthy. Councillor Jim Lord declared that he was acting as substitute for Councillor Davy for the duration of the meeting.

4 Declarations of interest

Councillors Jim and Sylvia Lord declared a Disclosable Pecuniary Interest (DPI) in agenda item 13 (planning application LW/20/0478), as they were the Applicants.

The Chair declared a personal interest in agenda item 13 (planning application LW/20/0478), as he was a member of the Royal Society of St George, along with Applicant.

5 Urgent items

There were no urgent items. A supplementary report, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

6 Petitions

There were none.

7 Written questions from councillors

There were none.

8 Change in the order of items on the agenda

Agenda item 9 (planning application LW/20/0888) was taken prior to that of agenda item 8 (planning application LW/20/0895), as the item was recommended for deferral.

Agenda item 13 (planning application LW/20/0478) was taken after agenda items 14 (planning application LW/21/0237) and 15 (planning application LW/19/0589) respectively, as Councillors Jim and Sylvia Lord were the Applicants.

9 LW/20/0888 - Searchlight Workshops, Claremont Road, Newhaven

Resolved:

That planning application LW/20/0888 to demolish two existing buildings (former workshop and kitchen) and the erection of 6 no. semi-detached dwellings and 3 no. detached units, to all include hard and soft landscaping works and drop kerbs for driveway access. AMENDED DESCRIPTION - 1 x unit removed, be *deferred* to allow matters pertaining to the site area and the undeveloped part of the site to be clarified.

10 LW/20/0895 - 37 Capel Avenue, Peacehaven, East Sussex, BN10 8HB

Mr and Mrs Fitzpatrick (Immediate Neighbours) spoke against the proposal. Chris Barker (Agent) spoke for the proposal.

The Council's Solicitor gave advice that exceptionally, the personal circumstances of an individual may be taken into account as a material planning consideration and although the weight to be attached to a material

consideration is a matter for the decision maker, the courts have provided guidance that the personal circumstances of an individual alone should not be determinative.

The Solicitor also advised the Committee of its duty under Section 149 Equality Act 2010 and that this sits alongside its duty under the planning legislation to have regard to the development plan and other material considerations in reaching a decision.

Resolved:

That planning application LW/20/0895 for demolition of existing bungalow, erection of 2 no. 3x bedroom semi-detached houses be approved, subject to the conditions set out in the report.

11 LW/20/0799 - Elm Court, Blatchington Road, Seaford

Peter G Neal (on behalf of Seaford Bowling Green Ltd) spoke against the proposal.

Resolved:

That planning application LW/20/0799 for the erection of 9 new dwellings and associated infrastructure be approved, subject to the conditions set out in the report and an additional condition regarding biodiversity net gain. The Committee added an informative regarding Rain Gardens.

12 LW/20/0897 - Rear of 51 and 53 Station Road, Denton, BN9 0NN

Resolved:

That planning application LW/20/0897 for the proposed erection of a detached two-bedroom bungalow be approved, subject to the conditions set out in the report.

13 LW/20/0774 - Sharpsbridge Farm, Sharpsbridge Lane, Newick, TN22 3XG

Mr and Mrs Bone (Applicants) spoke for the proposal.

Resolved:

That planning application LW/20/0774 for the demolition of existing house and erection of new dwelling (resubmission of planning application LW/20/0138) be approved, subject to the conditions set out in the report and supplementary report, and subject to an additional condition regarding the restriction of external lighting.

14 LW/21/0237 - Land at Railway Quay, Newhaven, East Sussex**Resolved:**

That planning application LW/21/0237 for the variation of condition 1 in relation to approval LW/20/0702 – to vary the approved drawings as follows: Six steel containers (increase of 1 which will be a cycle store); omitting the Geodomes and replacing with a further 8 steel containers; Temporary covered areas proposed by the newly named Welcome Hub (previously called the Information Hub); New steps over the existing wall (part of flood defences) and gate on the southwestern corner proposed for the use of clubhouse tenants to access the river; Sewage treatment plant relocated from the rear of the cafe to the end of the decking be approved, subject to the condition set out in the report and supplementary report. The Committee added an informative regarding a full mobility access ramp over the flood barrier.

15 LW/19/0589 - Hortons, Hemsleys Lane, Streat, East Sussex, BN6 8SB

Prior to the consideration and discussion of this item, the Committee adjourned for a short comfort break.

Resolved:

That the Director of Regeneration and Planning be granted delegated authority to make and confirm:

- A) Diversion Order relating to part of Public Footpath 11.
- B) To carry out all legal steps required to publicise and consult on the Order and,
- C) Subject to no objections being received or any objection received having been withdrawn, to make and confirm the Order and to publicise it as required by the legislation.
- D) To make minor modifications to the Draft Order, or to re-make and confirm the Order with minor modifications if required.

16 LW/20/0478 - 18 College Road, Seaford, BN25 1JD**Resolved:**

That planning application LW/20/0478 for the conversion of existing care home to create two semi-detached 3-bedroom houses, and a detached building consisting of 3 flats (1x 1bed, 1x 2bed and 1x 3bed) be approved, subject to the conditions set out in the report.

(Councillors Jim and Sylvia Lord declared a Disclosable Pecuniary Interest (DPI) in this item, as they were the Applicants. They therefore left the room for the remainder of the meeting and did not take part in the consideration, discussion or voting thereon.)

(The Chair declared a personal interest in this item, as he was a member of the Royal Society of St George. He therefore took part in the consideration, discussion and voting thereon.)

17 Date of next meeting

Resolved:

That it be noted that the next meeting of the Planning Applications Committee is scheduled to commence at 5:00pm on Wednesday, 7 July 2021.

The meeting ended at 7.16pm.

Councillor Steve Saunders (Vice-Chair, in the Chair)