



Working in Partnership



Planning Applications Committee

Minutes of the meeting held in the King's Church Lewes (Church Building), Brooks Road, Lewes, East Sussex, BN7 2BY, on 8 December 2021 at 4:00pm

Present:

Councillor Sharon Davy (Chair);
Councillors Steve Saunders (Vice-Chair), Roy Burman (Substitute), Julie Carr (Substitute), Christoph von Kurthy (Minute No 50 to 58 and Minute No 60 to 63), Jim Lord (Substitute), Sylvia Lord, Imogen Makepeace, Milly Manley, Laurence O'Connor and Richard Turner (Minute No 50 to 56; Minute No 58 to 59; and Minute No 61 to 63)

Officers in attendance:

Tom Bagshaw (Specialist Advisor, Planning)
Andrew Hill (Senior Specialist Advisor, Planning)
Emily Horne (Committee Officer, Democratic Services)
Jennifer Norman (Committee Officer, Democratic Services)
Leigh Palmer (Head of Planning First)
Nick Peeters (Committee Officer, Democratic Services)
Joanne Stone (Solicitor, Planning)

50 Minutes

The minutes of the meeting held on 6 October 2021 were submitted and approved, and the Chair was authorised to sign them as a correct record.

51 Apologies for absence/Declaration of substitute members

Apologies for absence had been received from Councillors Graham Amy, Tom Jones and Nicola Papanicolaou. Councillor Julie Carr declared that she was acting as substitute for Councillor Amy for the duration of the meeting, Councillor Roy Burman declared that he was acting as substitute for Councillor Jones for the duration of the meeting, and Councillor Jim Lord declared that he was acting as substitute for Councillor Papanicolaou for the duration of the meeting.

52 Declarations of interest

Councillor Richard Turner declared a personal and prejudicial interest in Agenda item 8 (planning application LW/21/0302), as he was previously a Board Member of the RACLT (Ringmer Area Community Land Trust).

Councillor von Kurthy declared a personal and prejudicial interest in Agenda item 10 (planning application LW/20/0390), as he personally knew one of the objectors to the application.

Councillor Richard Turner declared a personal and prejudicial interest in Agenda item 11 (planning application LW/21/0351), as he owned a house close to the application site.

For the purpose of transparency, the Council's Solicitor declared that, as a resident of Ringmer, she knew some people in the public gallery, including both those for and against planning application LW/21/0302 (Agenda item 8) but that this would not affect any legal advice given.

53 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).

54 Petitions

There were none.

55 Written questions from councillors

There were none.

Planning applications outside the South Downs National Park - considered beginning at 4:00pm

56 Update on LW/20/0245 - Land to the East of Bridgelands, Barcombe Cross, BN8 5BW

That it be noted that planning application LW/20/0245, on the agenda for the postponed meeting on 10 November 2021 at agenda item 8, would be brought to a future meeting of the Planning Applications Committee with an updated report to address an objection received from East Sussex County Council as the lead local flood authority.

57 LW/21/0302 - Land South of Lewes Road and Laughton Road, Chamberlaines Lane, Ringmer, East Sussex

(Councillor Turner declared a personal and prejudicial interest in this item, as he was a former Board Member of RACLT. He therefore left the room for the duration of this item and did not take part in the consideration, discussion or voting thereon.)

Councillor John Whitlock spoke on behalf of Ringmer Parish Council. John Kay (CPRE Sussex), Sarah Phillips (Neighbour) and Anne Duke (Neighbour) spoke

against the proposal. Ben Ellis (Applicant), Gavin May (Local Business Owner) and Max Pengelley (Chair of RACLT) spoke for the proposal. A written representation was read aloud by Jennifer Norman (Committee Officer) on behalf of Councillor Sean MacLeod in his capacity as a Lewes District Ward Councillor. Councillor Johnny Denis and Councillor Emily O'Brien spoke in their individual capacities as Lewes District Ward Councillors.

Resolved:

That outline planning application LW/21/0302 with all matters reserved for a mixed-use scheme comprising up to 97 residential units and community/commercial space, be refused for the following reasons:

- 1) The visual impact of the development on the character and appearance of the surrounding countryside; (with authority granted to the Senior Specialist Advisor (Planning) to review the evidence and decide whether to include the wider visual impact on the setting of the SDNP in the reason for refusal; and
- 2) Lack of sufficient highways information with respect to highways capacity, especially with regard to Earwig Corner.

Planning applications outside the South Downs National Park - considered beginning at 6:00pm

58 LW/21/0262 - Land adjacent Nolands Farm, Station Road, Plumpton Green, East Sussex

Councillor Nick Beaumont spoke on behalf of Plumpton Parish Council. Paul Edmunds (Neighbour) spoke against the proposal. Mark Best (Agent), Sam Lunn (Senior Ecologist) and Tondra Thom (Agent) spoke for the proposal. Councillor Rob Banks spoke in his capacity as the Lewes District Ward Councillor.

Resolved:

That outline planning application LW/21/0262 for the demolition of 2-No. existing dwellings and outbuildings and the erection of up to 86 No. residential dwellings, including 40% affordable housing, provision of pedestrian and vehicular access, open space, associated infrastructure and landscaping, all matters reserved except access (amended description) be refused, as set out in the report and supplementary report.

59 LW/20/0390 - Sweetwater, 26 Blakeney Avenue, Peacehaven, BN10 8UY

(Councillor von Kurthy declared a personal and prejudicial interest in this item, as he knew one of the objectors to the application. He therefore left the room for the duration of this item and did not take part in the consideration, discussion or voting thereon.)

Fiona Shoop (Neighbour) spoke against the proposal.

Resolved:

That planning application LW/20/0390 for change of use of land to use as a residential caravan site for gypsy/traveller family, involving removal of one

existing stable and siting of one new static caravan/mobile home on existing hardstanding, and retention of the existing bungalow as day room/amenity building (amended scheme) be approved, subject to:

- 1) The conditions set out in the report; and
- 2) That Officers monitor compliance with the conditions, especially the removal of the existing caravan/mobile home, and Officers report back to Members to update on compliance.

60 LW/21/0351 - Site to the rear of 2 - 16 Broyle Close, Ringmer, East Sussex

(Councillor Turner declared a personal and prejudicial interest in this item, as he as he owned a house close to the application site. He therefore left the room for the duration of this item and did not take part in the consideration, discussion or voting thereon.)

Paul Giles (Neighbour) and Peter Lineham (Neighbour) spoke against the proposal.

The Council's Solicitor advised the Committee on the importance of treating planning application LW/21/0351 and LW/21/0350 as separate applications.

Resolved:

That planning application LW/21/0351 for redevelopment of vacant garage site to provide 3-No. three bed affordable homes including associated vehicle parking, Hard and Soft Landscaping be approved, subject to the conditions set out in the report.

61 LW/21/0350 - Land adjacent, 15 Kiln Road, Ringmer, East Sussex, BN8 5PJ

Paul Giles (Neighbour) and Peter Lineham (Neighbour) spoke against the proposal.

Resolved:

That planning application LW/21/0350 for the redevelopment of an Amenity site to provide a terrace of 3-No. two bed affordable homes including associated vehicle parking, hard and soft landscaping, be refused for the following reasons:

- 1) Loss of open space and impact on wider amenity; and
- 2) Detrimental impact on the streetscene.

62 LW/21/0160 - Former Hamsey Brickworks, South Road, South Common, South Chailey

Chris White (Applicant) spoke for the proposal.

Resolved:

That planning application LW/21/0160 for variation of condition 27 in relation to planning approval LW/14/0712 be approved, subject to the conditions set out in the report.

63 Date of next meeting

That it be noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 12 January 2022, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 8:44pm.

Councillor Sharon Davy (Chair)