



Working in Partnership



Planning Applications Committee

Minutes of the meeting held in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE on 19 April 2023 at 5:00pm

Present:

Councillor Sharon Davy (Chair);
Councillors Laurence O'Connor (Vice-Chair), Graham Amy, Roy Clay (Substitute), Jim Lord, Sylvia Lord, Milly Manley (Minute No 119 to Minute No 126), Nicola Papanicolaou, Steve Saunders and Richard Turner

Officers in attendance:

Marc Dorfman (Development Management Lead, Planning First), Jennifer Norman (Committee Officer, Democratic Services), Leigh Palmer (Head of Planning First), Nick Peeters (Committee Officer, Democratic Services), Ella Rigluth (Assistant Planning Officer, Planning First), Elaine Roberts (Committee Officer, Democratic Services), James Smith (Principal Planning Officer, Planning First) and Joanne Stone (Principal Planning Solicitor)

110 Minutes

The minutes of the meeting held on the 15 March 2023 were submitted and approved and the Chair was authorised to sign them as a correct record.

111 Apology

The Committee noted Councillor Turner's acceptance of the complaint regarding his comments about the Business Manager of Seaford Learning Trust during the consideration of planning application LW/22/0275 on 15 February 2023 and further noted Councillor Turner's written apology to the Business Manager concerned.

112 Apologies for absence/Declaration of substitute members

Apologies were received from Councillors Christoph von Kurthy and Imogen Makepeace. It was declared that Councillor Roy Clay would be acting as Substitute for Councillor Makepeace for the duration of the meeting.

113 Declarations of interest

Councillor O'Connor declared a personal and non-prejudicial interest in Agenda Item 10 (planning application LW/23/0018) as he was a Lewes District Council appointed trustee of Wave Leisure and there was a possibility of a gym being part of the provision and Wave Leisure ran a gym nearby.

On the same application, for the purposes of transparency, Councillor O'Connor also declared that until the submission of the planning application on 6 January 2023, when he stepped down, he was secretary of the Friends of Peacehaven & Telscombe Library who have stated that they want a larger library within the development.

As Vice-Chair of the Peacehaven & Telscombe Neighbourhood Plan, Councillor O'Connor was involved in discussions about former proposals for this site which were not pursued. Whilst he had previously expressed a view on the redevelopment of this site, Councillor O'Connor retained an open mind on the application being considered this evening.

Councillor Saunders declared a personal and prejudicial interest in Agenda Item 10 (planning application LW/23/0018), as he worked for the company that did work for Morrisons. He therefore left the room for the duration of this item and did not take part in any consideration, discussion or voting thereon.

114 Urgent items

There were none.

115 Petitions

There were none.

116 Written questions from councillors

There were none.

117 Officer update

A supplementary report 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).

118 LW/21/1000 - Land west of Oxbottom Lane, Newick (Outstanding drainage matters)

Councillor Robin Penfold spoke on behalf of Chailey Parish Council. Cathy Wickens (Local Resident), Andrew Smith (Near Neighbour) and Matt Hobbs (Near Neighbour) spoke against the proposal. John Brindley (Agent/Director of CMYK), Fay Goodson (Reside Developments) and Rob Wilson (Paul Basham Associates) spoke for the proposal. Councillor Isabelle Linington spoke in her capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/21/1000 for the redevelopment of the site to provide 21 dwellings along with parking, open space and all necessary infrastructure, be refused for the following reason:

The proposed scheme by reason of its location outside of the settlement boundary, would unacceptably impact on the semi - rural character of the A272 corridor between Newick and North Chailey, which is characterised by ad hoc development and strong countryside open spaces. The proposed scheme would take away one of these countryside open spaces of landscape character, contrary to the LP Part 1 Policy 10, LP Part 2 DM 1 and NPPF Section 15.

119 LW/23/0018 - Meridian Centre, Meridian Way, Peacehaven

Ed Kemsley (Agent/Director of Peacock + Smith) and Mary Campbell (Local Resident) spoke for the proposal.

Resolved:

That planning application LW/23/0018 for demolition of the Meridian Centre (excluding Community House) and site levelling works; erection of a food store and separate commercial and retail floorspace (Use Class E) together with associated rear servicing yards and plant equipment; library (Use Class F1(d)); external alterations to Community House, including entrance lobby; creation of a town square; resurfacing works and associated car and cycle parking; external garden centre and trolley bays; and structure, be approved subject to a s106 agreement set out in paragraph 8.11 and conditions set out in Section 10 of the report, along with additions and amendments set out in the supplementary report.

120 LW/22/0418 - Land west of A275, South Common, South Chailey

Councillor Robin Penfold spoke on behalf of Chailey Parish Council. Alison Hutchinson (Immediate Neighbour) and John Kay (CPRE Sussex) spoke against the proposal. Helen Bell (Agent/Planning Director - Gladman Developments) spoke for the proposal. Councillor Isabelle Linington spoke in her capacity as the Lewes District Ward Councillor.

Resolved:

That outline planning application LW/22/0418 with all matters reserved except access for the erection of up to 56 dwellings (including 40% affordable housing), public open space, landscaping, and sustainable drainage systems and vehicular access point, be refused for the following reason:

The proposed scheme by reason of its location outside of the settlement boundary, would unacceptably impact on the rural character of the open countryside to the west of the A275 on the southern approach to the South Chailey settlement, which is characterised by a strong and stark break between the village and open landscape comprising traditional fields, hedgerows, tree boundaries and small woods. The proposed scheme would cause a loss these intrinsic qualities of this village and rural area, contrary to the LP Part 1 Policy 10, LP Part 2 DM 1 and NPPF Section 15.

121 LW/22/0071 - Land rear of 45 Allington Road, Newick

Councillor Chris Armitage (Chair) spoke on behalf of Newick Parish Council. Anthony Turk (Newick Village Society) spoke against the proposal. Tondra Thom (Agent) spoke for the proposal.

Resolved:

That planning application LW/22/0071 for the rection of 4-no. bungalows, creation of new vehicular and pedestrian access via Allington Road, and associated landscaping be approved, subject to a s106 agreement as set out in paragraph 8.14 (with the addition of offering the Biodiversity Gain area of land to either the parish or the Newick society to own and manage if this is wanted, and if not wanted then to approve as reported) and conditions set out in Section 10 of the report, and the following additional condition:

10.21 Public Bench

The “public bench” on the south side of Allington Road will be retained and relocated locally, details of its location to be known and fully implemented prior to the first occupation of any of the units hereby approved.

Reason: To support good design and walking infrastructure.

122 LW/21/0915 - Land south of 61A Allington Road, Newick

Councillor Cathy Wickens (Vice-Chair) spoke on behalf of Newick Parish Council. Tim Barnard (Immediate Neighbour) spoke against the proposal.

Resolved:

That planning application LW/21/0915 for demolition of outbuilding and erection of 1 no. 4-bedroom dwellinghouse with associated driveway and parking, be refused for the following reason:

By reason of the scheme’s location and siting, the proposed narrow access and egress would impede safe and convenient access for construction purposes, for the future occupants and the public that cross the access point on Allington Road. This would be contrary to LP Part 1 CP 11 points 4 and 5 and LP Part 2 policy DM25 Design.

123 LW/21/0880 - Burtenshaw Farm, Spithurst Road, Barcombe

Councillor Randi Sokoloff spoke on behalf of Barcombe Parish Council. Anne Livesey (Neighbour) spoke against the proposal. Matt Wells (Applicant) spoke for the proposal. Councillor Isabelle Linington spoke in her capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/21/0880 for change of use from agricultural land to a natural burial ground be approved, subject to the conditions set out in Section 10 of the report and the following additional condition:

Prior to any development on site a "Natural Burial Management Plan" will be submitted, (including details of facilities for visitors and mourners; car park numbers and management; burials per week (with a maximum of 100 per annum) and hours of operation for both visitors and mourners) to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate community facilities and good design standards are provided by the burial establishment before it becomes operational, in accordance with LP Part 1 CP 7 Infrastructure and LP Part 2 DM 25 Design.

124 Current Appeals and Reasons for Refusal

The Committee received a report detailing the current appeals and reasons for refusal.

Resolved:

1. That the dropping of some reasons for refusal, based on advice from the Council's expert statutory advisors and/or external and independent expert witnesses, be noted; and
2. That the cases which would progress to appeal on the revised/reduced refusal grounds, be noted.

125 Summary of Planning Appeal Decisions received

The Committee received a report which detailed the summaries of the Planning Appeal decisions received from January 2023 to March 2023 (8 decisions in 2 months) and April 2022 to March 2023 (32 decisions in 12 months).

Resolved: That the report be noted.

126 Date of next meeting

That it be noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 7 June 2023, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 9:55pm.

Councillor Sharon Davy (Chair)