

Planning Applications Committee

Minutes of meeting held in Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE. on 11 October 2023 at 5.00 pm.

Present:

Councillors Paul Keene (Deputy-Chair, In the Chair), Graham Amy, Roy Clay, Becky Francomb, Christoph von Kurthy, Wendy Maples, James Meek, Isobel Sharkey and Stella Spiteri.

Officers in attendance:

Toby Collins (Planning Enforcement Officer), Marc Dorfman (Senior Planning Specialist), James Emery (Planning Officer), Jade Kingsley (Planning Caseworker), Sarah Lawrence (Committee Team Manager), Jennifer Norman (Committee Officer, Democratic Services), Leigh Palmer (Head of Planning First) and Elaine Roberts (Committee Officer).

48 Minutes

The minutes of the meeting held on the 6 September 2023 were submitted and approved and the Chair was authorised to sign them as a correct record

49 Apologies for absence/Declaration of substitute members

Apologies for absence were received from Councillors Lucy Agace (Chair), Ian Alexander and Sean MacLeod. It was declared that Councillor Wendy Maples would be acting as Substitute for Councillor Alexander for the duration of the meeting.

In Councillor Agace's absence, the meeting was chaired by the Deputy Chair, Councillor Keene.

50 Declarations of interest

Councillors Paul Keene and Wendy Maples declared a personal and prejudicial interest in Agenda Item 8 (planning application SDNP/23/02127/HOUS) as they were both close associates of the Applicant. They therefore left the room for the duration of this item and did not participate in the consideration, discussion or voting thereon.

At Agenda Item 14, (Tree Preservation Order No.6 2023), Councillors Roy Clay and James Meek declared they were members of Seaford Town Council, the landowner of the site, and to avoid any appearance of bias they left the room for the duration of the item and did not participate in the consideration, discussion or voting thereon.

51 Election of the Chair for Agenda Item 8

As Councillor Keene (Deputy Chair in the chair) would be leaving the room for agenda item 8 due to a prejudicial interest, the Committee was invited to appoint a Chair for this item.

Resolved:

That Councillor Isobel Sharkey be elected as Chair for the duration of Agenda Item 8 (planning application SDNP/23/02127/HOUS).

52 Urgent items

There were none.

53 Petitions

An e-petition with 98 signatures has been received in objection to Agenda Item 12 - Planning Application LW/23/0276 (Land at 1 South Coast Road, Peacehaven).

The Head of Planning First acknowledged receipt of the e-petition.

54 Written questions from councillors

There were none.

55 Officer update

A supplementary report was circulated to the Committee the day before the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

56 SDNP/23/02127/HOUS - 50A North Way, Lewes, BN7 1DJ

Councillor Sharkey took the chair for this item.

There were no registered speakers on this application.

Resolved:

That S.73 retrospective planning application SDNP/21/02127/HOUS for erection of outbuilding to front be approved, subject to the conditions set out in the report.

57 SDNP/23/02873/FUL - Land Opposite 40 Nevill Road, Lewes, BN7 1PQ

Councillor Nicola Blackwell spoke on behalf of Lewes Town Council. Deirdre Daly (who read a statement on behalf of Dr Vivian Vignoles, Neighbour), Paul

Miller (Neighbour) and Tessa Russell (Neighbour) spoke against the proposal. Councillor Graham Clews spoke in his capacity as the Lewes District Ward Councillor.

The Council's Principal Planning Solicitor highlighted that as Councillor Roy Clay arrived late and was not present for the duration of this item, he would not be eligible to participate in the consideration, discussion and voting thereon. Councillor Clay agreed.

Resolved:

That S.73 retrospective planning application SDNP/23/02873/FUL for installation of an 18m high 5G telecom pole, along with associated equipment cabinets be refused as set out below:

The mast and associated equipment cabinets, by reason of their siting, scale, design and colouring, detract from the setting and positive attributes of the locality in visual terms, and appear as alien and unduly dominant features in the streetscape and in wider views towards the town from high ground. As such, and in the absence of satisfactory mitigation measures, the development is harmful to the landscape character and detrimental to visual amenity, contrary to policies SD4, SD5, SD6 and SD44 of the South Downs Local Plan and policies PL2 and HC3A/B of the Lewes Neighbourhood Plan.

58 SDNP/23/02859/HOUS and SDNP/23/02684/LIS - Southease Place Cottage, Church Lane, Southease, East Sussex, BN7 3HX

Nick Ebdon (Neighbour) spoke against the proposal. Gavin Williams (Applicant) spoke for the proposal.

Resolved:

That S73a retrospective planning applications SDNP/23/02859/HOUS and SDNP/23/02684/LIS for addition of freestanding air source heat pump to side of property be approved, subject to the content/findings of an independent acoustic report, then the application be delegated to the Head of Planning to grant planning permission and Listed Building Consent subject to the conditions set out in the report and supplementary report.

59 LW/22/0796 - Street Record, Cliff Gardens, Seaford

Lynette James (Local Resident) spoke against the proposal. John Morris (On behalf of Seaford Community Partnership, Applicant), Hilary Mifflin (On behalf of Seaford Community Partnership, Applicant) and Jan Lavis (Neighbour), spoke for the proposal. The Committee Officer read a statement on behalf of the Lewes District Ward Councillor, Councillor Christine Brett.

Resolved:

That planning application LW/22/0796 for change of use of a private street to a

climate change educational beach garden featuring 7-no. planters of which 3-no. include fishbone sculptures, surfacing of C National cycleway, creation and surfacing of footpath containing 3-no. 'Big Buoy' benches be approved, subject to the conditions set out in the report and supplementary report.

The Committee also resolved to delegate authority to the Head of Planning First to make an application to the Department of Transport under the s.249 Highways Act 1990 as set out in paragraph 10.3 of the report.

60 LW/23/0276 - Land at 1 South Coast Road, Peacehaven

Councillor Mary Campbell spoke on behalf of Peacehaven Town Council. Simon Bareham (Agent – Planning), Toby Richardson (Agent – Design) and Steve Reeves (Agent – Highways) spoke for the proposal.

The Committee requested that the Head of Planning First (HP) write to East Sussex County Council Highways in respect of moving the speed signs further up the road. The HP agreed.

Resolved:

That planning application LW/23/0276 for a scheme of 10-No. C3 residential dwellinghouses, and flexible C2/C3 supported housing accommodation, comprising of 22-No. residential flats, including 2-No. staff flats, plus ancillary facilities be approved, subject to:

- 1) Once the Applicant has demonstrated a method of drainage that is supported by ESCC SuDS team and that a policy compliant number of affordable units can be delivered then the application be delegated to Head of Planning to approve and issue the decision subject to section 106 legal agreement and conditions;
- 2) If the S106 is not substantially completed within 3 months, then the application be refused on the lack of certainty on the infrastructure needed to support/mitigate the development;
- 3) The conditions set out in the report and the supplementary report; and
- 4) An additional condition regarding levels.

61 LW/23/0268 - 2 Norlington Villas, Norlington Lane, Ringmer, BN8 5SH

Sarah Sheath (Agent) spoke for the proposal.

Resolved:

That planning application LW/23/0268 for the erection of 2-no. dwellinghouses be approved, subject to the conditions set out in the report.

62 Tree Preservation Order No. 2 2023 - Crouch Gardens, Bramber Road, Seaford

Prior to consideration of this application the Principal Planning Solicitor

provided advice on interests and Councillor Clay and Councillor Meek declared that they were members of Seaford Town Council (the applicant) and to avoid any appearance of bias they would leave the room for the duration of the item.

The Committee considered the report which asked it to confirm, without modification, Tree Preservation Order (No.6) 2023.

The Head of Planning First summarised the report, clarifying that the Tree Preservation Order (TPO) was No.2, not No.6 as stated in the report.

The Head of Planning First advised that the reason why the TPO was before Members was due to the intrinsic quality and value of the trees in and of themselves, having been surveyed by the Town Council's Tree Officer. Each tree and each group of trees exceeded the minimum requirements for a TPO. The trees were under the stewardship of Seaford Town Council as landowner.

The Committee Officer read a statement written by Geoff Johnson (Planning Officer) on behalf of Seaford Town Council.

Resolved:

That the Tree Preservation Order No. 2 be approved as set out in the report and Appendices A and B, for the reason of the intrinsic quality and value of the trees concerned.

63 Date of next meeting

It was noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 8 November 2023, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 8.10 pm

Councillor Paul Keene (Deputy-Chair in the chair)