



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 17 April 2024 at 5:00pm

Present:

Councillor Lucy Agace (Chair);

Councillors Ian Alexander, Graham Amy, Julie Carr, Roy Clay, Becky Francomb, Charlotte Keenan, Sean MacLeod, James Meek, Isobel Sharkey and Stella Spiteri

Officers in attendance:

Neil Collins (Head of Development Management), Marc Dorfman (Development Management Lead), Jennifer Norman (Committee Officer, Democratic Services), Nick Peeters (Committee Officer, Democratic Services), James Smith (Principal Planner) and Joanne Stone (Principal Planning Solicitor)

97 Minutes

The minutes of the meeting held on the 14 February 2024 were submitted and approved, and the Chair was authorised to sign them as an accurate record.

98 Apologies for absence/Declaration of substitute members

Apologies for absence were received from Councillors Paul Keene and Christoph von Kurthy. It was declared that Councillor Charlotte Keenan would be acting as Substitute for Councillor Keene and that Councillor Julie Carr would be acting as Substitute for Councillor von Kurthy for the duration of the meeting.

99 Declarations of interest

Councillor Sean MacLeod declared that he was predetermined in respect of Agenda Item 9 (planning application LW/23/0750). He later spoke on the application in his capacity as the Lewes District Ward Councillor from the public gallery, then left the room and did not participate in the consideration, discussion or voting thereon.

100 Urgent items

There were none.

101 Petitions

An e-petition with a total of 187 signatures (77 digital and 110 physical) was received in objection to Agenda Item 8 - Planning Application LW/23/0304 (Land between Beach Road and Transit Road, Newhaven).

The Council's Principal Planning Solicitor acknowledged receipt of the petition, noting that the updated Officer recommendation to defer Agenda Item 8 would result in the petition being adjourned to the next meeting when planning application LW/23/0304 would be considered by the Committee.

102 Written questions from councillors

There were none.

103 Officer update

Two supplementary reports were circulated to the Committee before the meeting, updating the main reports on the agenda with any late information (copies of which were published on the Council's website).

104 LW/23/0304 - Land between Beach Road and Transit Road, Newhaven**Resolved:**

That planning application LW/23/0304 for demolition of existing former Port Office building and the erection of 126 dwellings including 18 storey building with Class E commercial uses (154m²) at ground floor level, associated ground level parking, landscaping and access arrangements - be deferred to a future meeting of the Committee.

Reason: The absence of full and final highways comments on the application may prejudice the consideration of the item, as set out in Officers' recommendation in the second supplementary report.

105 LW/23/0750 - Former Newhaven Household Waste Recycling Site, Lewes Road, Newhaven

Planning Officers highlighted the initial supplementary report, noting that a significant number of late letters of objection to the proposal had been received subsequent to publication of the Officer's report.

Officers confirmed that all late consultation letters would be considered and should the Committee be minded to approve the application, the Officer recommendation would be amended to delegate a decision to Officers (in consultation with the Chair, and subject to no material planning matters being raised by later consultation letters). Should late letters raise new material factors in the opinion of the Council Planning Solicitor, then the application would be brought back to Committee for further consideration.

Councillor Sean MacLeod spoke in his capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/23/0750 for change of use of the site to a food waste collection and transfer site (no public access), including the creation of 16 parking spaces for electric vehicles; the location of two mobile compactors; the creation of a fixed vehicular ramp for waste tipping; the replacement of the boundary fence; the creation of a footpath to the southern side of the entrance road and soft landscaping - be delegated to the Head of Development Management to approve, subject to:

- a) No new substantive material planning considerations being raised within late consultation letters that would require the Committee's further consideration, (checked by the Council Planning Solicitor) and in consultation with the Committee Chair;
- b) The conditions set out in the report;
- c) The conditions set out in the supplementary report; and
- d) Subject to the following additional conditions to be captured by conditions:
 1. Further regarding the control of vermin.
 2. Noise – reversing vehicles / compactor.
 3. Compactor technology / methodology.
 4. Further details on the management of liquid waste and watertightness of skips.
 5. The potential for acoustic fencing.
 6. Hours of operation – including the potential for a later start daily.

106 Date of next meeting

It was noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 12 June 2024, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 6:26pm

Councillor Lucy Agace (Chair)