



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 4 September 2024 at 5:00pm

Present:

Councillor Lucy Agace (Chair);

Councillors Paul Keene (Deputy-Chair), Ian Alexander, Graham Amy, Roy Clay, Becky Francomb, James Meek, Isobel Sharkey and Stella Spiteri

Officers in attendance:

Neil Collins (Head of Development Management), Marc Dorfman (Senior Planning Specialist), Jennifer Norman (Committee Officer, Democratic Services), Nick Peeters (Committee Officer, Democratic Services), Ella Rigluth (Assistant Planning Officer), Elaine Roberts (Committee Officer, Democratic Services) and Joanne Stone (Principal Planning Solicitor)

34 Minutes

The minutes of the meeting held on the 7 August 2024 were submitted and approved, and the Chair was authorised to sign them as an accurate record.

35 Apologies for absence/Declaration of substitute members

There were none.

36 Declarations of interest

There were none.

37 Urgent items

There were none.

38 Petitions

An e-petition with a total of 187 signatures (77 digital and 110 physical) was received in objection to Agenda Item 11 - Planning Application LW/23/0304 (Land between Beach Road and Transit Road, Newhaven).

Receipt of the petition was acknowledged, noting that the updated Officer recommendation to defer Agenda Item 11 would result in the petition being

adjourned to a future meeting when planning application LW/23/0304 would be considered by the Committee.

39 Written questions from councillors

There were none.

40 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).

41 Change in the order of items on the agenda

Agenda Item 11 (planning application LW/23/0304) and Agenda Item 12 (SDNP/23/04864/FUL) were taken prior to that of Agenda Item 8 (planning application LW/24/0344), as Agenda Item 11 was recommended for deferral and Agenda Item 12 was the only remaining planning application with registered public speakers.

42 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 without public speaking or debate to a future meeting of the Committee.

Reason: It is the procedural (Development Management Procedure Order 2015) and policy, (National Planning Policy Framework 2023) duty of the Local Planning Authority (LPA) to "work positively and proactively" to achieve sustainable development.

Both the Applicant and the LPA have agreed the importance of ensuring a full Applicant response to submitted noise objections, highlighted on 2 September, in order to explore further, and deal with noise mitigation. The Applicant has provided the LPA with an appropriate "extension of time". Officers support this deferral to ensure that when the Planning Applications Committee comes to make a decision on the application, it can consider all relevant matters and be sure of making a sound decision.

43 SDNP/23/04864/FUL - 56 Lewes Road, Ditchling, East Sussex, BN6 8TU

Philip Souta (Neighbour), John Godley (Neighbour) and Neil Phillips (reading a speech on behalf of Sylvia Bain, Neighbour) spoke against the proposal. Peter Young (Planning Consultant and Agent), Allen Dawson (Applicant) and David Grey (Architect for the Applicant) spoke for the proposal.

Resolved:

That planning application SDNP/23/04864/FUL for the proposed demolition of existing chalet bungalow, detached double garage and other outbuildings, and erection of three (C3) dwellings (1 x 4-bed two-storey dwelling, 1 x 3-bed two-storey dwelling, and 1 x 2-bed single storey dwelling) together with associated landscaping, vehicle and cycle parking be approved, subject to:

1. The Conditions set out in the report;
2. The additional conditions set out in the supplementary report; and
3. An additional condition regarding dark skies.

44 LW/24/0344 - 7 Mount Pleasant, Spithurst Road, Barcombe**Resolved:**

That planning application LW/24/0344 for the creation of front driveway with drop kerb and glass balustrade balcony to the rear first floor be approved, subject to the conditions set out in the report.

45 LW/24/0440 - 25 - 35 Church Street, Seaford, East Sussex BN25 1HF

Prior to the consideration of this item, the Committee took a short comfort break.

Resolved:

That planning application LW/24/0440 for the replacement of existing windows to flats 25-35 be approved, subject to the conditions set out in the report.

46 LW/24/009/0100 - Former University Technical College, Marine Workshops, Railway Quay, Newhaven**Resolved:**

1. That planning application LW/24/0099 for the change of use of the existing University Technical College (UTC) building from Class F to a combined use of Class E & F, with installation of back-up power generator on a concrete plinth to existing area of hard standing on the East elevation (Planning and Listed Building Consent Applications) be approved and that full planning permission be granted, subject to the conditions set out in the report; and
2. That planning application LW/24/0100 for the change of use of the existing University Technical College (UTC) building from Class F to a combined use of Class E & F, with installation of back-up power generator on a concrete plinth to existing area of hard standing on the East elevation (Planning and Listed Building Consent Applications) be approved and that Listed Building Consent be granted, subject to the conditions set out in the report.

47 SDNP/24/02451/LIS - Market Tower, Market Street, Lewes, East Sussex, BN7 2NB

Resolved:

That planning application SDNP/24/02451/LIS for the installation of lighting, refurbishment of 7x windows, refurbishment of internal fire doors, repairs to masonry and repointing be approved and that Listed Building Consent be granted, subject to the conditions set out in the report.

48 SDNP/24/02597/LIS - Remains Of Town Wall, Westgate Street, Lewes, East Sussex, BN7 1YG

Resolved:

That planning application SDNP/24/02597/LIS for the removal friable previous cementitious mortar repairs and repoint in lime mortar. The sections of wall that have blown and are beyond a pointing repair to be removed, clean all areas ready to accept the set aside flints and bricks, relay flints and bricks to closely match existing profile and tilt be approved and that Listed Building Consent be granted, subject to the conditions set out in the report.

49 Date of next meeting

It was noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 9 October 2024, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 6:32pm.

Councillor Lucy Agace (Chair)