

Planning Applications Committee

Minutes of the meeting held in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE on 9 November 2022 at 5:00pm

Present:

Councillor Sharon Davy (Chair, Minute No 61 - 67 and Minute No 69 - 72);
Councillor Laurence O'Connor (Vice-Chair, Minute No 61 - 67 and Minute No 69 - 72) (Vice-Chair in the Chair, Minute No 68);
Councillors Graham Amy, Julie Carr (Substitute), Christoph von Kurthy, Imogen Makepeace, Milly Manley, Nicola Papanicolaou, Steve Saunders and Richard Turner

Officers in attendance:

Jennifer Norman (Committee Officer, Democratic Services), Leigh Palmer (Head of Planning First), Nick Peeters (Committee Officer, Democratic Services), Elaine Roberts (Committee Officer, Democratic Services), Joanne Stone (Principal Planning Solicitor) and Claire Tester (Principal Planning Officer, SDNPA)

61 Minutes

The minutes of the meeting held on the 5 October 2022 were submitted and approved and the Chair authorised to sign them as a correct record.

62 Apologies for absence/Declaration of substitute members

Apologies for absence were received from Councillors Jim Lord and Sylvia Lord. It was declared that Councillor Julie Carr would be acting as Substitute for Councillor Sylvia Lord for the duration of the meeting.

63 Declarations of interest

The following Councillors declared personal and prejudicial interests in relation to Agenda Item 8 (*planning application SDNP/19/02125/FUL*) and left the room for the duration of this item and did not take part in the consideration, discussion or voting thereon:

- Councillor Sharon Davy, as the Applicant was known to her and to avoid bias or any appearance of bias;
- Councillor Nicola Papanicolaou, as the Applicant was known to her and as they had previously jointly run a business;
- Councillor Richard Turner, as the Applicant was known to him and to avoid bias or any appearance of bias; and

- Councillor Christoph Von Kurthy, as the Objectors were known to him and he had worked with them.

Councillor Richard Turner declared a non-prejudicial interest in Agenda Item 10 (*planning application LW/22/0254*), as he was a member of Ringmer Parish Council.

Councillor Julie Carr declared a personal and prejudicial interest in Agenda Item 10 (*planning application LW/22/0254*), as she was a Member of the Lewes District Council Cabinet which had previously granted funding to OVESCO. She therefore left the room for the duration of this item and did not take part in the consideration, discussion or voting thereon.

Councillor Laurence O'Connor declared a personal and prejudicial interest in Agenda Item 11 (*planning application LW/19/0926*), as he had been appointed as a representative for Lewes District Council on the Wave Leisure Trust Board. He therefore left the room for the duration of this item and did not take part in the consideration, discussion or voting thereon.

64 Urgent items

There were none.

65 Petitions

There were none.

66 Written questions from councillors

There were none.

67 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).

68 SDNP/19/02125/FUL - Downlands House, Underhill Lane, Westmeston, BN6 8XE

As Councillor Sharon Davy (Chair) had declared a personal and prejudicial interest in Agenda Item 8, Councillor Laurence O'Connor (Vice-Chair) acted as Chair for the duration of this item.

Councillor Richard Stapleton spoke on behalf of Ditchling Parish Council. Stephen Dempsey (Co-Chair of The Ditching Society) and Dr Geoff Newman (Neighbour) spoke against the proposal. The Committee Officer read a speech for the proposal on behalf of Simon Bareham (Agent).

Resolved:

That planning application SDNP/19/02125/FUL for change of use from a storage and distribution building to self-contained dwelling house, re-cladding of roof and walls and enlargement of garden areas be approved, subject to the conditions set out in the report and supplementary report.

69 SDNP/22/02707/FUL - 130 South Street, Lewes, East Sussex, BN7 2BS

Sam Clark (Near Neighbour) and Sarah Collins (Agent) spoke for the proposal.

The Committee expressed its gratitude to Lewes District Ward Councillor, Adrian Ross, for his involvement in discussions between the Applicant and Neighbours.

Resolved:

That planning application SDNP/22/02707/FUL for demolition of existing 4-bedroom 1.5 storey dwelling with associated outbuildings and erection of pre-fabricated $\frac{3}{4}$ bedroom 2-storey dwelling with garage and installation of solar panels, air source heat pump and electric vehicle charging point, raising the ground level up to pavement level, replacement of existing impermeable hardstanding with permeable surfaces, alterations to front boundary wall and other associated alterations be approved, subject to the conditions set out in the report.

70 LW/22/0254 - Land East of Uckfield Road (A26), Ringmer, East Sussex

Councillor Sarah Phillips spoke on behalf of Ringmer Parish Council. Sarah Collins (Save Norlington Lane Group), Anne Duke (Neighbour) and Georgina Cloke (Near Neighbour) spoke against the proposal. Dougal Fleming (Neighbour), Nick Leaney (Planning Consultant on behalf of OVESCO) and Chris Rowland (CEO of OVESCO) spoke for the proposal. The Committee Officer read a speech on behalf of Councillor Sean MacLeod in his capacity as the Lewes District Ward Councillor.

The Head of Planning First clarified several points in respect of battery storage, the Community Infrastructure Levy (CIL) and additional letters of objection received from local residents.

Resolved:

That planning application LW/22/0254 for the construction of a renewable led energy generating station comprising ground-mounted photovoltaic solar arrays together with substation, inverter/transformer stations, grid connection infrastructure, grid cable route, site accesses, access gates, internal access tracks, security measures, other ancillary infrastructure and landscaping and biodiversity enhancements be approved, subject to the conditions set out in the report and supplementary report, and an additional condition which encouraged additional planting in and around the industrial cabins.

The application will be forwarded to the Secretary of State to establish if they wish to exercise their call-in powers.

71 LW/19/0926 - Newhaven Marina, West Quay, Newhaven, East Sussex

Charlotte Parry (Agent/Planning Consultant) and John McLean (Agent/Architect) spoke for the proposal. The Committee Officer read a speech on behalf of Councillor James MacCleary in his capacity as the Lewes District Ward Councillor. As part of his speech Councillor MacCleary declared a personal interest in the item as he lived close to the site.

Resolved:

That planning application LW/19/0926 for the demolition of existing structures and a phased development consisting of the erection of 259 residential apartments (Use Class C3) & 141 retirement living apartments (Use Class C2) with car parking; up to 3,500m² commercial floorspace (including restaurant (Use Class A3), marina related retail (Use Class A1), marina related workshop (Use class B2), marina facilities (including offices, clubroom changing rooms etc.), office floorspace (Use Class B1), 50 bed apart hotel (Use Class C1); ancillary gym) and boat/car park; berths & riverside walkway; the proposals to be carried out in six phases, preceded by demolition of existing structures associated with each phase; and the Marina pontoons to be reconfigured with the building phases be approved, subject to the conditions set out in the report and supplementary report.

72 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 December 2022, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 8:38pm.

Councillor Sharon Davy (Chair)