

## Planning Applications Committee

**Minutes of meeting held in Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE. on 5 October 2022 at 5.00 pm.**

**Present:**

Councillor Sharon Davy (Chair).  
Councillors Laurence O'Connor (Vice-Chair), Christoph von Kurthy, Jim Lord, Sylvia Lord, Imogen Makepeace, Nicola Papanicolaou, Steve Saunders and Richard Turner.

**Officers in attendance:**

Leigh Palmer (Head of Planning First), Claire Tester (Principal Planning Officer SDNPA), Joanne Stone (Principal Planning Solicitor), Sarah Lawrence (Committee Team Manager) and Elaine Roberts (Committee Officer).

**49 Minutes**

The minutes of the meeting held on the 7 September 2022 were submitted and approved and the Chair authorised to sign them as a correct record.

**50 Apologies for absence/Declaration of substitute members**

Apologies were received from Councillor Graham Amy, Tom Jones and Milly Manley. It was declared that Councillor Jim Lord would be acting as substitute for Councillor Jones for the duration of the meeting.

**51 Declarations of interest**

The following Councillors declared personal and prejudicial interests in relation to Agenda Item 9, SDNP/19/02125/FUL, Downlands House, Underhill Lane, Westmeston, BN6 8XE or otherwise indicated that they would leave the room and not take any part in the determination of the item:

- Councillor Davy as the applicant was known to her and to avoid bias or any appearance of bias.
- Councillor Turner as the applicant was known to him and to avoid bias or any appearance of bias.
- Councillor Papanicolaou as the applicant was known to her and as they had previously jointly run a business.
- Councillor Jim Lord as the applicant was known to him socially.
- Councillor Sylvia Lord as the applicant was known to her socially.
- Councillor Von Kurthy as the objectors were known to him and worked with him.

The Principal Planning Solicitor advised that as the number of Councillors available to make the decision in relation to Item 9, SDNP/19/02125/FUL, was

below the quorum of five, this item would be deferred from this meeting. This would allow officers to provide advice to Councillors to consider if they would wish to seek a dispensation from the Monitoring Officer to allow them to vote on the application in future, and for the matter to be discussed with the South Downs National Park Authority (SDNP).

**52 Urgent items**

There were none.

**53 Petitions**

There were none.

**54 Written questions from councillors**

There were none.

**55 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).

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

The planning application SDNP/19/02125/FUL for change of use from storage and distribution building to self-contained dwelling house, re-cladding of roof and walls, enlargement of garden areas was deferred, as there were insufficient members of the Committee present without prejudicial interests to allow for the application to be determined at the meeting.

**57 SDNP/22/00694/FUL - Northease Farm, Whiteway Lane, Northease, BN7 3EX**

Councillor Sue Carroll spoke on behalf of Rodmell Parish Council. Jonathan Morris (Agent) spoke for the proposal.

**Resolved:**

That planning application SDNP/22/00694/FUL for retrospective change of use from Class E Business and Cattle Building to Class B8 Storage be approved, subject to the conditions set out in the report.

Note – The applicant was requested to consider ways to improve the safety of buses exiting the site, including the potential for a mirror to show when traffic was approaching.

**58 SDNP/22/01125/FUL - Land west of Lewes Road, Westmeston, East Sussex**

Prior to the presentation, the Principal Planning Officer (SDNP), advised that following discussions with the applicant she was recommending an additional condition that details of the materials of the track be submitted to and approved by the Local Planning Authority prior to its construction, to minimise its visual impact.

Councillor Mark Clark spoke on behalf of Westmeston Parish Council. Catherine Mills (Immediate Neighbour) and Edwina Rowling (Neighbour and Chair of Ditchling Parish Council) spoke against the proposal. Sarah Sheath (Agent) spoke for the proposal.

**Resolved:**

That planning application SDNP/22/01125/FUL for redevelopment of the existing stable block with a holiday accommodation unit be approved, subject to the conditions set out in the report, and an additional condition as follows:

Condition - That details of the materials for the track be submitted for approval prior to its construction.

Note - With respect to this condition, the applicant to be advised that the materials chosen should ensure that the access track blends into the countryside.

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

Suzanne Asher (on behalf of immediate neighbours Vivien and Andrew Hunot), Dominic McCarten (as proprietor of the Snowdrop Public House), and Martin Leeburn (Near neighbour) spoke against the proposal. Sarah Collins (Agent), Patricia Carver (Applicant) and Sam Clark (Near Neighbour) spoke for the proposal. Councillor Adrian Ross spoke in his capacity as the Lewes District Ward Councillor.

**Resolved:**

1. That the Head of Planning be authorised to grant 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 subject to the conditions set out in the report and officer update, and subject to satisfactory negotiation with the applicant to achieve:

- A reduction in the width of the balcony to reduce the impact on the south

easterly neighbour.

- To consider the potential to move the building slightly north to reduce the impact on the immediate neighbours to the southern boundary.
  - To achieve through the Construction Environmental Management Plan engagement with the owner of the Snowdrop Public House on the delivery of the materials to the site.
2. Should, the Head of Planning be unable to secure the changes to the application as set out above through negotiation with the applicant, the application be brought back to Committee for determination.

**60 Date of next meeting**

That it be noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 9 November 2022, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 7.11 pm

Councillor Sharon Davy (Chair)