



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 7 December 2022 at 5:00pm

Present:

Councillor Sharon Davy (Chair); Councillor Laurence O'Connor (Vice-Chair); Councillors Roy Burman (Substitute), Jim Lord, Sylvia Lord, Imogen Makepeace, Milly Manley, Steve Saunders and Richard Turner

Officers in attendance:

Marc Dorfman (Senior Specialist Advisor, Planning First), Jennifer Norman (Committee Officer, Democratic Services), Leigh Palmer (Head of Planning First), Nick Peeters (Committee Officer, Democratic Services), Elaine Roberts (Committee Officer, Democratic Services), James Smith (Specialist Advisor for Planning), Joanne Stone (Principal Planning Solicitor) and Claire Tester (Principal Planning Officer, SDNPA)

73 Minutes

The minutes of the meeting held on the 9 November 2022 were submitted and approved and the Chair authorised to sign them as a correct record, subject to the following amendment, shown underlined below, with resolution for Minute No 71 to read:

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 a S106 agreement, no adverse comment being received from the Health and Safety Executive and the conditions set out in the report and supplementary report.

74 Apologies for absence/Declaration of substitute members

Apologies for absence were received from Councillors Graham Amy, Christoph von Kurthy and Nicola Papanicolaou. It was declared that Councillor Roy Burman would be acting as Substitute for Councillor Papanicolaou for the duration of the meeting.

75 Declarations of interest

For the purposes of transparency, Councillor Richard Turner declared a non-prejudicial interest in Agenda Item 9 (*planning application LW/22/0282*), as he was a member of Ringmer Parish Council.

76 Urgent items

There were none.

77 Petitions

There were none.

78 Written questions from councillors

There were none.

79 Officer update (to follow)

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).

80 LW/22/0153 - Land North of High Street, Barcombe, East Sussex

Councillor Andy Holman (Chair) spoke on behalf of Barcombe Parish Council. Robin St Claire Jones (Neighbour), Alex Lahood (Neighbour) and David Bryce (Planning Consultant) spoke against the proposal. Peter Rainier (Principal Director of Planning, DMH Stallard), Sean Straw (Civil Engineer) and Paul Mephram (Design and Planning Director, Rydon Homes Ltd) spoke for the proposal. Councillor Isabelle Lington spoke in her capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/22/0153 for approval of reserved matters for details of appearance, landscaping, layout, and scale relating to outline approval LW/21/0530, for the erection of 26 dwellings, be refused for the following reasons:

1. The development, as a consequence of the layout, siting and proximity of dwellings to the High Street, would appear as an incongruous and

disruptive feature within the street scene and would detract from the rural setting of Barcombe Cross, contrary to LLP1 policies CP2, CP10 and CP11, LLP2 policies BA02 and DM25 and para. 130 of the NPPF.

2. Inadequate information has been provided to satisfy the Local Planning Authority that the proposed layout could accommodate suitable surface and foul water management, resulting in the potential for increased flood risk and discharge of sewage into watercourses contrary to LLP1 policies CP10 and CP12, LLP2 policies BA02, DM20 and DM22 and para. 167 and 174 of the NPPF.

81 LW/22/0282 - Land Between The Broyle and Round House Road, Ringmer

Councillor John Kay spoke on behalf of Ringmer Parish Council. Eleanor Robins (Neighbour) spoke against the proposal. Lydia Whitaker (Applicant) and Sam Sykes (Agent) spoke for the proposal. Councillor Johnny Denis and Councillor Emily O'Brien spoke in their capacity as the Lewes District Ward Councillors.

Resolved:

That planning application LW/22/0282 for the erection of 70 residential dwellings; with access and parking, the provision of open space, play space and ecology areas with associated vehicular and pedestrian access and landscaping, be refused for the following reasons:

1. The location and layout of the scheme by reason of its largely car dependant design is contrary to LPCP13.
2. The scheme by reason of its location and size outside of existing defined settlement boundary does not meet the aims of this settlement and is therefore contrary to policy DM1 of Lewes Local Plan Part 1, 6.3 of Ringmer Neighbourhood Plan and the settlement design guidance set out in Section 9 of the Ringmer NP, particularly Key Aspect 4 "The evolving settlement pattern" and also NPPF section 11 "Making effective use of land" and section 12 "Achieving well-designed places".
3. The scheme will put at risk drainage and flood management contrary key NPPF paragraphs 174 and 185 Local Plan Policy CP10 and policy 8.11 of the Ringmer Neighbourhood Plan.

82 LW/20/0609 - Former Hamsey Brickworks, South Road, South Common, South Chailey, East Sussex

There were no registered public speakers on this application.

Resolved:

That outline planning application LW/20/0609 for up to 12 custom-build homes and supporting infrastructure, all matters reserved except access, be approved,

subject to the conditions set out in the report and supplementary report and a S106 legal agreement to cover self-build status of the scheme, a review mechanism to require a financial contribution towards the provision of off-site affordable housing (in the event of surplus profit) and to require the owner to meet the costs of the reviews including the cost to the council in considering them.

83 SDNP/22/03583/FUL - The Forecourt, Court Road Car Park, Court Road, Lewes

There were no registered public speakers on this application.

Resolved:

That planning application SDNP/22/03583/FUL for use of land for vehicle rental, erection of temporary office and ancillary facilities be approved, subject to the conditions set out in the report and an additional condition, as set out below. The Committee also added an informative in respect of pollution and businesses adhering to current environmental registration.

Additional condition:

Within three months of the date of this permission details of how surface water drainage shall be managed shall be submitted to and approved by the Planning Authority. These details shall include measures to ensure that any pollutants from vehicle washing do not enter nearby watercourses.

Reason: To prevent pollutants from the site entering local watercourses in accordance with policy SD17 of the South Downs Local Plan.

84 Date of next meeting

That it be noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 11 January 2023, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 8:00pm.

Councillor Sharon Davy (Chair)