



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

TOWN COUNCIL OFFICES
18 FORT ROAD
NEWHAVEN
EAST SUSSEX
BN9 9QE

Tel: (01273) 516100

Email: admin@newhaventowncouncil.gov.uk

To: Planning and Development Committee **Agenda Item 6**

Date: 30th January 2024

Contact for this report: Ken Dry - Town Clerk

Subject: **Recent Planning Decisions by Lewes District Council**

LEWES DISTRICT COUNCIL PLANNING DECISIONS

PLANNING APPLICATIONS APPROVED

Conditions for Approved Applications can be found at Appendix 1 of this report.

LW/23/0661

Sainsbury's Supermarket the Drove

Variation of condition 1 (Individual Concessions Plan) relating to approval LW/03/0344 - to allow for the now vacant store café to be operated as a Costa Coffee

Considered by this committee on 28th November 2023. The committee had no objection to this application.

LW/23/0612

2 St Leonards Close Denton

Raising of roof pitch with erection of side dormer, installation of 2no. rooflights on each side elevation, with additional fenestration to the front and rear elevations

Considered by this committee on 28th November 2023. The committee objected to this application for the following reasons.

- *Out of keeping with the existing street-scene, and*
- *Loss of light to properties either side of it.*

LW/23/0563

2 South Way Newhaven

Conversion from office/storage to a two-bedroom flat with bike/ bin storage

Considered by this committee on 31st October 2023. The Committee supported this application.

LW/23/0692

4 Hillcrest Road Newhaven

Replacement of an existing conservatory with single storey rear extension

Considered by this committee on 28th November 2023. The committee had no objection to this application.

PRIOR APPROVAL NOT REQUIRED

LW/23/0681

First Floor 15 Newhaven Square Newhaven

Conversion of first floor office into dwelling /flat with Internal alterations

Considered by this committee on 28th November 2023. The committee objected to this application for the following reasons;

- *It would pose a lost opportunity for business space in the High Street and represented further 'residential creep' contrary to the Newhaven Neighbourhood Plan, and*
- *No parking provision.*

PLANNING APPLICATIONS REFUSED

LW/23/0702

Land South of Crest Road Mount Pleasant

Outline application for 2no. detached dwelling houses with all matters reserved

Considered by this committee on 19th December 2023. The committee objected to this application for the following reasons;

- *The land is very close to the boundary of the SDNP*
- *As such this application would set a precedent*
- *Has significant potential to adversely affect wildlife corridors,*
- *The application lacks a sufficiently comprehensive Ecological Appraisal and Biodiversity Net Gain Strategy, and*
- *The application also requires an Archaeological Site Survey/Assessment.*

Appendix 1

Planning Conditions for Approved Applications.

LW/23/0661

Sainsbury's Supermarket the Drove

The application is subject to the following conditions:

This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	30 October 2023	AS-2182_XXXX-CAD-Z05-XX-DR-A-0251 Rev 1 - Site Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

LW/23/0612

2 St Leonards Close Denton

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	17 October 2023	Site Location Plan
Proposed Floor Plan(s)	19 December 2023	Proposed Floor Plans
Proposed Elevation(s)	15 December 2023	Proposed Elevations
Existing Floor Plan(s)	20 October 2023	Existing Lower Ground and Ground Floor Plans
Existing Roof Plan	17 October 2023	Existing Elevations and Roof Plan
Existing Block Plan	17 October 2023	Block Plan
Existing Elevation(s)	17 October 2023	Existing Elevations and Roof Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

2. External Finishes

The external finishes of the proposals hereby approved shall accord with the schedule provided on the approved plans and shall be maintained as such at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: To assist integration with the existing dwelling in the interest of visual amenity in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 130 of the NPPF.

3. Obscure glazing

All parts of the first-floor windows installed within the side elevation of the dormer less than 1.7 metres above the finished floor level shall be obscure glazed and fixed shut at all times. The windows shall be permanently retained as such thereafter.

Reason: In the interest of residential amenity in accordance with LLP1 policy CP10, LLP2 policies DM25 and DM28 and para. 130 of the NPPF.

4. Construction Hours

No site clearance or construction works shall take place outside 0800 hours to 1800 hours Mondays to Fridays and 0830 hours to 1300 hours on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Existing Floor Plan(s)	10 November 2023	01 - Existing Ground Floor Plan
Proposed Floor Plan(s)	10 November 2023	02 - Proposed First Floor Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework].

3. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

4. Notwithstanding the plans hereby approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining property by way of localised flooding or encroachment.

LW/23/0681

First Floor 15 Newhaven Square Newhaven

1. The application is subject to the following conditions:

This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Existing Block Plan	1 November 2023	42385/3 - Existing Block Plan and Site Location
Plan Location Plan	1 November 2023	42385/3 - Existing Block Plan and Site Location
Plan Existing Floor Plan(s)	1 November 2023	42385/1A - Existing First Floor Plan
Proposed Floor Plan(s)	1 November 2023	42385/2A - Proposed First Floor Plan

Reason: For the avoidance of doubt and in the interests of proper planning.