



# PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting  
held at Meeching Hall, Fort Road, Newhaven  
on Tuesday 30<sup>th</sup> January 2024 at 7:45pm.

**PRESENT:**

Councillors Pinky McLean-Knight (Chair)  
Steve Saunders (Vice Chair)  
Shaun Boniface  
Kim Bishop  
Lesley Boniface (Sub for Cllr Taylor)  
Graham Amy  
Brian Noon

**ALSO ATTENDING:**

Ken Dry, Town Clerk

**P071/24** The Chair stated that this meeting will be recorded and then made publicly available on the Newhaven Town Council Website for 28 days, followed by its removal and deletion.

**P072/24** **APOLOGIES FOR ABSENCE**

Cllr. Taylor

**P073/24** **DECLARATIONS OF INTEREST - DISCLOSURE BY COUNCILLORS OF PERSONAL INTERESTS IN MATTERS ON THE AGENDA, AND WHETHER THE COUNCILLOR REGARDS THEIR INTEREST AS PREJUDICIAL UNDER THE TERMS OF THE CODE OF CONDUCT.**

Cllr Bishop declared that her son-in-law is an employee of FM Conways.  
(LW/886/CM)

Cllr. L. Boniface declared that she was a nearby resident regarding application LW/23/0750 and had been involved in the ongoing consultation regarding this application.

**P074/24** **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 19<sup>TH</sup> DECEMBER 2023 ARE AN ACCURATE RECORD OF THE MEETING.**

**RESOLVED:**

That these minutes be signed by the Chair as a true record of the proceedings.

**P075/24      PETITIONS/PUBLIC QUESTIONS**

None received.

**P076/24      TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

**LW/23/0757**

**Land at Railway Road Newhaven**

Outline planning application with all matters reserved except access; removal of all existing structures, relocation of vehicle entrances and construction of 33 self-contained flats with associated parking and cycle parking.

Following discussion, the Committee

**RESOLVED** that whilst they had no objection to this application in principle, they felt that;

- greater detail regarding height of elevations is required,
- consideration of the potential for 'over-crowding' of existing residences, and
- the objections made to date via the LDC Planning Portal are pertinent.

**LW/23/0754**

**Newhaven Fort Gift Shop Newhaven Fort**

Insulation and cladding to Romney Hut, installation of bi-fold doors to Cafe and ramps/steps railings to Casemate 1 & 2.

Following discussion, the Committee

**RESOLVED** that they supported this application.

**LW/23/0719**

**Unit 9 Pine Estate Pine Close Newhaven**

Sub-dividing an existing industrial unit into 8 smaller industrial units with alterations to fenestration to front and rear.

Following discussion, the Committee

**RESOLVED** that they supported this application.

**LW/23/0777**

**19 Meeching Road Newhaven**

Change of use from existing 6-bed, 6-person HMO (C4) to a 7-bed, 7-person HMO (sui generis) with associated refuse and cycle storage provisions.

The Town Clerk informed the meeting that the Planning Authority had already agreed to this application.

**LW/23/0781**

**20 Wellington Road Denton**

Garage removal and provide single storey side extension.

Following discussion, the Committee

**RESOLVED** that they had no objection to this application.

**TW/24/0001/TCA**

**36 Second Avenue Newhaven**

T1 - Sycamore - Fell to ground level. T3 - Sycamore - Crown lift low branches to 3.5m by removing 1.5m approximately and thin crown by 10%. T4 - Sycamore - Fell to ground level T5 - Sycamore - Fell to ground level.

The Town Clerk informed the meeting that the Planning Authority had already agreed to this application.

**LW/886/CM**

**Plots 6 & 7, North Quay Road, Newhaven**

A height extension to the existing asphalt plant stack.

Following discussion, the Committee

**RESOLVED** that,

- They welcomed any action to address the ongoing problems of air quality being experienced by Newhaven residents from this existing operation, and particularly the long-term effects of ongoing particulate depositions to the surrounding aquifers,
- That the Planning Authority should actively consider conditions surrounding the annual monitoring/checking of stack emissions that are also in line with DEFRA requirements.

**LW/24/0023**

**10 Denton Drive Newhaven**

Demolition of existing conservatory and erection of a two storey wrap around extension at rear elevation.

Following discussion, the Committee

**RESOLVED** that they had no objection to this application.

**LW/23/0750**

**Former Newhaven Household Waste Recycling Site**

Change of use from household waste and recycling centre (public access) to a food waste collection and transfer site (no public access). This includes the creation of 16 parking spaces for electric vehicles and chargers on existing hard standing. Location of two mobile compactors, and creation of a fixed vehicular ramp to enable tipping into waste compactors. Replacement of the boundary fence. Creation of a footpath to the southern side of the entrance road and additional soft landscaping.

Following discussion, the Committee

**RESOLVED** that they objected to this application for the following reasons;

- Site ingress/egress was of great concern being directly onto the C7 in close proximity to an existing mini roundabout and busy junction,

- In addition to the above issue, stated anticipated completion of food refuse collection rounds coincides with the existing 'school-run' and 'rush-hour' traffic,
- As with all rubbish and food recycling, the impact of foul-smelling odours is likely to be significant given the on-site presence of food compactors and collection vehicles, further exacerbated by no provision of a vehicle wash,
- The increased problem of rodent and airborne insects throughout the year and the sites overall proximity to nearby residences,
- The application shows no investment in Photovoltaic provision with all collection vehicles reliant upon the existing energy grid, and
- Overall, this development has little or no tangible benefit for Newhaven residents.

It was additionally **RESOLVED** that the Chair of this Committee write directly to the Planning Authority to reiterate these points and the apparent lack of thought and consideration in locating this operation at this location.

**P077/24**

**TO CONSIDER AND NOTE A REPORT ON RECENT PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL.**

Noted.

There being no further business, the Meeting closed at 8:57pm.

**Date:** ..... **Chairman** .....