



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 27th February 2024** at **8pm**.

PRESENT:

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

ALSO ATTENDING:

Ken Dry, Town Clerk
X1 Member of the Public

P078/24 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.

P079/24 **APOLOGIES FOR ABSENCE**

Cllr. Noon

P080/24 **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.**

None.

P081/24 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 30TH JANUARY 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

RESOLVED:

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

P082/24 **PETITIONS/PUBLIC QUESTIONS**

None received.

P083/24 **TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

LW/24/0041

9 Thompson Road Denton
Installation of side dormer with 2no. rooflights.

Following discussion, the committee

RESOLVED, that it on balance supported this application but acknowledged the comments of those objecting to it.

LW/24/0045

41 Court Farm Road Newhaven

Single storey rear extension, front porch extension, hip-to- gable roof extension to both sides, 2No. pitched roof front dormers, flat roof rear dormer, 2no. rear roof lights with alterations to fenestration.

Following discussion, the committee

RESOLVED that it had no objection to this application.

LW/24/0052

63 Brighton 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.

Cllr. Amy, informed the committee that he was the landlord of a nearby property.

Following discussion, the committee

RESOLVED that it objected to this application for the following reasons;

- Overdevelopment
- Fire safety egress,

and requested that Planning Officers fully consider Fire Risk, consult Building Control have sight of a Construction Management Plan, and that 'Local Connections' be given priority for Newhaven residents.

LW/24/0067

Old Maritime Museum Fort Road Newhaven

Screening Opinion under Regulation 6 for Requirement for EIA in relation to proposed development of a restaurant Facility.

The Clerk informed the meeting that this application had since been removed from the Planning Authority's portal and that documents were no longer available.

This application was therefore not considered by this committee.

LW/24/0051

West Pier Amusement Arcade Fort Road

Demolition of existing structures and erection of a single storey restaurant, together with splash pads, outdoor gym, children's play areas, toilet and changing facilities, further informal open space and associated landscaping.

Following discussion, the committee

RESOLVED that it had no objection to this application.

Following discussion, the committee

RESOLVED that it objected to this application for the following reasons;

- Out of keeping with the 'street-scene',
- Overdevelopment, and
- Sets a precedent.

P084/24

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 9:09pm.

Date: **Chairman**



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

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

Date: 26th March 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/23/0727** **Peter Leonard Marine Denton Island**
Front single storey extension to create workshop
- Considered by this committee on 19th December 2023. The committee supported this application.*
- LW/24/0045** **41 Court Farm Road Newhaven**
Single storey rear extension, front porch extension, hip-to-gable roof extension to both sides, 2No. pitched roof front dormers, flat roof rear dormer, 2no. rear roof lights with alterations to fenestration
- Considered by this committee on 27th February 2024. The committee had no objection to this application.*
- TW/23/0013/TPO** **Land Adjacent To Harbour Primary And Nursery School**
G1 - 7 Trees potentially Sycamore and/or Birch - Crown reduction to maximum amount (30%)
- Considered by this committee on 28th March 2023. The committee had no objection to this work, though requested that this work be strictly supervised and that TPO protection for these trees was in no way compromised.*

LW/24/0065

52 First Avenue Newhaven

Demolition of existing garage and replacement with single storey rear/side extension and erection of single storey outbuilding at the rear of the garden

Considered by this committee on 27th February 2024. The committee had no objection to this application.

LW/24/0079

52 And 52A Arundel Road Denton

Section 73A retrospective application for the erection of a garden building at the rear

Considered by this committee on 27th February 2024. The committee had no objection to this application.

REFUSED

LW/24/0023

10 Denton Drive Newhaven

Demolition of existing conservatory and erection of a two storey wrap-around extension at rear/side elevation

Considered by this committee on 30th January 2024. The committee had no objection to this application.

The reasons for the Council's decision to refuse the above works are specified hereunder.

1. The extension, by virtue of its scale, design and location immediately along the common boundary with 85 Beresford Road, would result in an unacceptable impact on the amenity of residents of that property, by virtue of an increased sense of enclosure and loss of outlook and daylight, which is considered an unneighbourly form of development, contrary to Policy DM25 (criteria 7) and DM28 (criteria 2 and 4) of Lewes Local Plan Part 2.

WITHDRAWN

LW/22/0439

Endeavour Works Beach Road Newhaven

The erection of building and use of land for the importation, storage and processing (by pyrolysis) of waste tyres together with provision of ancillary offices, weighbridge and parking, (part retrospective) - (re-consultation by ESCC on planning application LW/860/CM)

Not considered by this committee.

LW/860/CM *Considered by this committee on 12th April 2022.*

The committee objected to this application with the following concerns and that Cllr. Amy (Ward Cllr LDC) request that this application be placed before Lewes District Council Planning Committee. .

- *Proximity of an industrial processing plant to land spaces with already agreed development for residential use,*
- *That the operation of this processing plant would result in increased volumes of HGVs with attendant environmental*

impacts such as air quality. Notwithstanding the latter, this traffic must utilise the new Port Access Road, and

- *They were concerned with potential emissions to the environment from the Industrial process (pyrolysis) and wanted to be satisfied that these would be effectively monitored and controlled.*

Appendix 1

Planning Conditions for Approved Applications.

LW/23/0727

Peter Leonard Marine Denton Island

The application is subject to the following conditions:

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

| PLAN TYPE | DATE RECEIVED | REFERENCE |
|---------------------------|------------------|---|
| Land Contamination | 24 November 2023 | Land Contamination Assessment |
| Location Plan | 24 November 2023 | 22230-LP - Location Plan |
| Flood Risk Assessment | 24 November 2023 | Flood Risk Assessment Certificate |
| Design & Access Statement | 24 November 2023 | Design and Access statement |
| Proposed Block Plan | 24 November 2023 | 22230-BP Proposed Block Plan |
| Existing Elevation(s) | 24 November 2023 | 22230-02 - Existing and Proposed Elevations and Roof Plan |
| Proposed Elevation(s) | 24 November 2023 | 22230-02 - Existing and Proposed Elevations and Roof Plan |
| Existing Roof Plan | 24 November 2023 | 22230-02 - Existing and Proposed Elevations and Roof Plan |
| Proposed Roof Plan | 24 November 2023 | 22230-02 - Existing and Proposed Elevations and Roof Plan |
| Existing Floor Plan(s) | 24 November 2023 | 22230-01 - Existing and Proposed Floor Plan |
| Proposed Floor Plan(s) | 24 November 2023 | 22230-01 - Existing and Proposed Floor Plan |

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

2. The materials used in construction of the extension hereby approved shall match those specified in the approved plans.

Reason: in the interest of proper planning and visual amenity in accordance with Policy DM25 of the Lewes District Local Plan Part 2.

LW/24/0045

41 Court Farm Road Newhaven

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 | 22 January 2024 | 100048957 - Site Location Plan |
| Proposed Elevation(s) | 22 January 2024 | 24-0030-P-04 - Proposed Elevations |

| | | |
|------------------------|-----------------|--|
| Proposed Floor Plan(s) | 22 January 2024 | 24-0030-P-03 - Proposed Ground Floor and First Floor Plans |
| Proposed Block Plan | 25 January 2024 | 100048957 - Proposed Block Plan |
| Proposed Roof Plan | 25 January 2024 | 24-0030-P-05 - Proposed Roof Plan |

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

2. The external materials and finishes applied to the extensions hereby approved shall, with the exception of the flat roof over the rear extension, match those of the existing dwelling.

Reason: To assist integration with the existing dwelling in the interest of visual amenity in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM28, para. 135 of the NPPF and NNP policy D1.

3. No part of the flat roofing over the ground floor extension to the rear of the dwelling shall be used as a balcony or terrace at any time, with any access to the roof prohibited other than for maintenance or emergency purposes.

Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM28 para.135 of the NPPF and NNP policy D1.

4. If, during development, contamination not previously known 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 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 LLP1 policy DM21 and para. 189 of the NPPF.

TW/23/0013/TPO Land Adjacent to Harbour Primary And Nursery School

The consent is granted subject to the following conditions:

The specified works hereby approved shall not exceed those approved above and shall conform to British Standards BS:3998: 2010 Tree Work - Recommendations.

The above works must be completed within two years of the date of this consent and in the event of the works not being completed by that date, further consent will be required.

Reason for conditions:

Required to avoid any irreversible damage to protected trees pursuant to section 197 of the Town and Country Planning Act 1990 and to safeguard and enhance the character and amenity of the site and locality.

To ensure our records remain accurate and to take account of any changes to the tree, the site or the general setting in the intervening period that may impact any subsequent decisions issued by the Council.

LW/24/0065

52 First Avenue Newhaven

The application is subject to the following conditions:

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

| PLAN TYPE | DATE RECEIVED | REFERENCE |
|------------------------|-----------------|--|
| Proposed Floor Plan(s) | 26 January 2024 | 02 - Proposed Ground and First Floor Plans |
| Proposed Elevation(s) | 26 January 2024 | 04 - Proposed Elevations |
| Proposed Elevation(s) | 26 January 2024 | 06 - Proposed Elevations (Garden Building) |
| | | Location Plan |
| Proposed Block Plan | 26 January 2024 | Location Plan |
| Proposed Block Plan | 26 January 2024 | Proposed Block Plan |

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

2. The external materials and finishes applied to the extensions hereby approved shall be in accordance with those listed on the approved plans and shall be maintained as such throughout the lifetime of the development.

Reason: To assist integration with the existing dwelling in the interest of visual amenity in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM28, para. 135 of the NPPF and NNP policy D1.

3. The outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling known as 52 First Avenue and shall not be used or occupied separately or severed thereafter.

Reason: In the interest of the character of the surrounding area and the amenities of neighbouring residents in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

4. No part of the flat roofing over the ground floor extension to the rear of the dwelling shall be used as a balcony or terrace at any time, with any access to the roof prohibited other than for maintenance or emergency purposes.

Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM28 para.135 of the NPPF and NNP policy D1.

5. The existing trees adjacent to the rear site boundary, within the curtilage of 36 Second Avenue, shall be protected from damage at all times during construction works in accordance with BS5837:2012.

Reason: In the interest of visual amenity and preserving the setting of the adjoining Conservation Area in accordance with LLP1 policy CP11, LLP2 policy DM33 and para. 203 of the NPPF.

6. If, during development, contamination not previously known 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 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

