



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 27th August 2024** at **7:15pm**.

PRESENT: Councillors Pinky McLean-Knight (Chair)
Steve Saunders (Vice Chair)
Kim Bishop
Lesley Boniface
Shaun Boniface
Krissy Taylor
Graham Amy

ALSO ATTENDING: Cllr Wardle
Cllr. Woodling
Ken Dry, Town Clerk
Mr. Chris Morley,
Mrs. Sharon Banks
X3 Members of the Public

P025/24 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.

P026/24 **APOLOGIES FOR ABSENCE**

None.

P027/24 **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 she lived opposite the property under application LW/24/0472 and in the same road as application LW/24/0430.

Cllr Amy declared that he was a resident of Court Farm Road, Newhaven which was relevant to planning applications LW/24/0430 and LW/24/0472, and that he has previously met with Mr. Chris Morley the applicant of LW/24/0472.

P028/24

TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 30TH JULY 2024 ARE AN ACCURATE RECORD OF THE MEETING.

RESOLVED:

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

P029/24

PETITIONS/PUBLIC QUESTIONS

There were no public petitions received.

The Chair invited Mr. Chris Morley to speak in support of his application LW/24/0472 where he iterated that this concerned a temporary permission for a 3 year period.

The Chair then invited Mrs. Sharon Banks to speak in opposition to application LW/24/0472 where she informed the meeting of her concerns as a next-door neighbour surrounding the matters of fire risk and the overall unsightliness of the property which she felt would be exacerbated by the proposed planning application.

Following further discussion between both committee members, Mr. Morley and Mrs Banks it became apparent that there was a consensus between both parties for a mutually satisfactory aesthetic approach to the building/fence material(s) to be used.

P030/24

TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.

19:22Hrs Cllrs Bishop and Amy leave the meeting.

LW/24/0472

79 Court Farm Road Newhaven

Section 73a retrospective application for temporary permission for 3 years for a storage unit to the front of the property.

Following discussion, the committee,

RESOLVED, that they supported this application on the proviso that a mutually satisfactory material(s) was to be used for the elevation to the neighbouring property.

19:41Hrs Cllrs Bishop and Amy rejoin the meeting and are informed of the previous resolution.

LW/24/0430

117 Court Farm Road Newhaven

Change of use from C3 residential dwelling house to C2 children's residential home.

Following discussion, the committee, by a vote of 4:3

RESOLVED, that they objected to this

application for the following reasons;

- Insufficient on and off street parking for the numbers of staff outlined and additionally visitors, and
- There are no bus services close to this location as the application appears to suggest.

LW/24/0476

21 Cantercrow Hill Denton

Prior Notification Under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class AA for Enlargement of a dwellinghouse by construction of additional storeys to increase the total height from 5.0m to 6.2m.

Following discussion, the committee unanimously,

RESOLVED that they objected to this application on the grounds that;

- The design was overbearing, and
- Detrimental to the local 'street-scene'.

LW/24/0513

50 Meeching Road Newhaven

Construction of rear garden access stairs and door.

Following discussion, the committee unanimously,

RESOLVED that they had no objection to this application.

SDNP/24/03443/PIP

Homested, Lewes Road, Newhaven

Erection of 1no dwelling on plot adjacent to existing dwelling.

Following discussion, the committee unanimously,

RESOLVED that they objected to this application on the grounds that;

- The application contained insufficient information regarding the intended structure(s) for the site, and
- They were concerned with the potential impacts upon the environment, wildlife and light pollution.

P031/24

**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 8:16pm.

Date:

Chairman



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

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

Date: 24th September 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/24/0398

39 Celandine Way Newhaven

Conversion of the existing detached garage into a habitable space, including alterations to fenestration

Considered by this committee 30th July 2024. The committee objected to this application for the following reasons;

- *Additional pressure for on-street parking*
- *Habitable proposal with no physical boundary*
- *Has the potential to be used as an Air BnB and therefore if approval of the application is minded by the Planning Authority it should be with the caveat that it remains accommodation for a 'family member'.*

LW/24/0458

10 Denton Drive Newhaven

Single storey side extension and erection of shed

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

PLANNING APPLICATIONS REFUSED

Nil.

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0398

39 Celandine Way 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	10 June 2024	Location Plan
Proposed Floor Plan(s)	10 June 2024	A100 - Existing and Proposed Floorplan and Elevations
Other Plan(s)	10 June 2024	A100 - Existing and Proposed Floorplan and Front Elevations
Proposed Floor Plan(s)	10 June 2024	A100 - Existing and Proposed Floorplans
Proposed Block Plan	25 June 2024	Proposed Block Plan

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

2. The garage conversion hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling at 39 Celandine Way and not for any trade or business purposes, as a holiday let or as a separate unit of accommodation.

Reason: In order to protect residential amenity and the character of the surrounding area in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM29 and para. 135 of the NPPF.

3. The converted garage shall not be annexed from the main curtilage of 39 Celandine Way in any way, including through the erection of fencing and hedging.

Reason: In order to protect residential amenity and the character of the surrounding area in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM29 and para. 135 of the NPPF.

4. No windows or openings shall be formed in the western elevation of the building, facing towards 37 Celandine Way, or the northern elevation, facing towards 33 Celandine Way at any time.

Reason: In order to prevent intrusive views in the interest of amenity in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM29 and para. 135 of the NPPF.

LW/24/0458

10 Denton Drive 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)	16 August 2024	Proposed Ground Floor and Roof Plans
Proposed Roof Plan	16 August 2024	Proposed Ground Floor and Roof Plans
Proposed Elevation(s)	16 August 2024	Proposed Elevations
Proposed Block Plan	28 June 2024	Proposed Block Plan
Other Plan(s)	28 June 2024	Proposed Outbuilding Plan
Location Plan	28 June 2024	Location Plan
Existing Elevation(s)	28 June 2024	Existing Elevations, Ground Floor and Roof Plans
Existing Floor Plan(s)	28 June 2024	Existing Elevations, Ground Floor and Roof Plans

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

2. Drainage 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.

3. Previously unidentified contamination 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved, and a verification report shall be submitted to the Local Planning Authority.

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, para 170, 174, 178 and 179].

4. Basic Radon Gas Protection Basic radon gas protection is required which should consist of a well-installed damp-proof membrane, modified, and extended to form a gas-tight radonproof barrier between the ground and the approved extension. This can be achieved by providing an airtight barrier covering the ground floor, linked to the damp proof course using cavity trays which prevent radon moving through the wall cavity and into the building. All junctions between the floor membrane and cavity trays should be sealed.

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, para 170, 174, 178 and 179].

7. Agenda Item - LDC response to NPPF Consultation



To: Town and Parish Councils in Lewes

4 September 2024

Dear Colleague,

National Planning Policy Framework Consultation

On 30 July 2024, the District Council received a letter from the Ministry of Housing, Communities and Local Government, regarding the Government's consultation on a new National Planning Policy Framework (NPPF).

Enclosed for your information is an initial letter we have written to the Secretary of State in response. This includes setting out the local context for Lewes and calling on the Government to allow Lewes District Council to move ahead with its Local Plan process as scheduled, in order to protect against unplanned development.

We would be grateful if your Council would consider supporting Lewes District Council in this approach, either by writing in support of the attached letter, or by writing a similar letter setting out your concerns.

Lewes District Council will be responding formally to the proposed National Planning Policy Framework (NPPF). If you would like a copy of this response to be shared with you in advance of its submission, please let us know.

We look forward to hearing from you on this matter.

Yours sincerely,



Councillor Zoe Nicholson
Leader of Lewes District Council



Councillor Laurence O'Connor
Cabinet Member for Planning and Infrastructure



Lewes District Council

Secretary of State
Ministry of Housing, Communities
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Sent to: angela.rayner.mp@parliament.uk
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23rd August 2024

Dear Secretary of State,

Playing your part in building the homes we need

I write in response to your letter to Leaders and Chief Executives in England of 30th July 2024 and the government's consultation on the National Planning Policy Framework (NPPF). Before I directly address the points most relevant for Lewes District Council (LDC) in your letter, it is important to provide the local geographic and demographic context, and which underpins the concerns expressed in my letter.

Background to Lewes District

1. Lewes District covers an area of 292 sq. km, and has a population of 103,525, of which it is estimated that approximately 79,000 (around 75%) is located outside of the National Park in the main urban areas of Newhaven, Peacehaven, Seaford and Telscombe Cliffs/East Saltdean, Ringmer and Newick. The South Downs National Park (SDNP) covers just over half of our geographic area, including the town of Lewes. The Park Authority is the responsible local planning authority for the areas of the district within its boundary.
2. The district benefits from good access to the trunk road network, with the A27/A26 linking the coastal towns to neighbouring Brighton and Eastbourne and the nearby A23/M23 providing access to London, Gatwick and the M25. The area is served by a number of key A roads, including the A259, which links the coastal communities, and the A26, A272 and A275, which are key routes through the northern part of the district. Newhaven and Seaford are linked by rail connections to London and Gatwick and towns along the Sussex coast and beyond. The port of Newhaven provides cross channel passenger and freight services to Dieppe in France.
3. The coastal towns are tightly enclosed by the National Park and comprise of a coastal environment characterised by chalk cliffs and shingle beaches with significant parts of Seaford and Newhaven constrained by risk of flooding from the River Ouse or inundation from the sea. The area of the district to the north of the National Park differs and is typified by a gently undulating low weald landscape, abundant woodland and river valleys, interspersed by small rural villages. The city of Brighton & Hove to the southwest exerts a strong influence on the

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district, as do the towns of Haywards Heath and Burgess Hill in Mid Sussex, albeit to a lesser extent.

Local Plan, housing target and reforms to the NPPF

4. LDC adopted its current Local Plan Part 1 in 2016, (Part 2 in 2020) having jointly prepared it with the South Downs National Park Authority (SDNPA). While LDC was able to adopt the plan, a legal challenge prevented the SDNPA from adopting the plan, it instead prepared a new plan which it adopted in 2019.
5. With the introduction of the Standard Method in 2018, our housing need more than doubled to 782 homes per annum. Our adopted Local Plan set a housing requirement for 345 dwellings per annum for the whole of the district, i.e. including the area of the district for which the SDNP is the planning authority. In May 2021, upon reaching the fifth anniversary of adopting Part 1, for the purposes of the five-year housing supply the council published its approach to housing need for its plan area. This gave the district a housing need of 602 dwellings per annum.¹
6. However, with the increased housing target we are in the position that our adopted Local Plan, which was prepared and adopted within the existing planning framework, has become 'out of date' and our district is subject to 'presumption in favour of sustainable development'. This has subjected that authority to applications for development which do not accord with the adopted plan and do not support the holistic needs of our communities. The district's area for which we are preparing the Local Plan has numerous constraints, which are having an impact on our ability to meet our housing need.
7. While LDC commenced work on a new Local Plan in 2020 and has carried out two hugely successful rounds of public consultation (our Issues and Options consultation attracted approximately 42,000 individual comments) our task of preparing the new Local Plan has been beset by a national policy environment in flux. Since we started work on the Local Plan, there have been three revisions to the NPPF, the last of which was in December 2023. The current NPPF consultation will result in the fourth NPPF against which our Local Plan is being prepared.
8. With each revision to the NPPF, we have had to take time to consider the implications and inevitably had to delay the submission of the Local Plan. Until now we were working towards publication of our Regulation 19 consultation in the winter but, with your letter and the proposed changes in the NPPF, you are effectively inviting us to go back to an earlier stage and, as you acknowledge, delay submitting our plan. My officers are now having to 're-visit'. Regrettably, our communities are going to be subjected to a further period without a Local Plan in place, and open for further unplanned development. I ask you to consider affording us protection from unplanned development for any period which extends beyond 30th June 2025, and ahead of adoption of our new plan.
9. Additionally, I am asking that you consider through the reforms to national policy how you can provide certainty and clarity to local planning authorities such as us. While there is reference in the NPPF to National Parks, it is not clear whether the 'automatic' exceptional circumstance will be given the same level of consideration for the local plans of planning authorities hosting a National Park. I would argue that authorities such as Lewes District should not have to meet their housing needs in full under the revised framework because, while we have 77% of the districts housing stock, we only have ~49% of the district's land.

¹ [Approach to Calculating Local Housing Need for purposes of Five Year Housing Land Supply.pdf \(lewes-eastbourne.gov.uk\)](#)

Social and affordable housing

10. I welcome the announcements of measures to support social and affordable housing. Increasing provision of affordable housing, including social housing, will not only provide homes for those most in need, but it will also relieve the financial pressures on local authority budgets, which are increasingly becoming difficult to balance.
11. However, as you say, its about the right homes, in the right places, with the necessary systems and infrastructure included to ensure we are developing thriving and sustainable communities. The need for sustainable housing is paramount to ensure that our homes are truly affordable for our residents considering the total household cost when it comes to assessing affordability in this cost-of-living crisis.
12. It is also essential that Registered Social Landlords are given greater capacity, freedoms, and flexibilities by this government to ensure affordable housing allocations on new developments are actually delivered. We are finding too often that Registered Providers and Housing Associations are not taking up affordable housing through Section 106 Agreements due to a lack of financial capacity and therefore puts those allocations at risk, which undermines your directive to deliver more affordable and social housing.
13. Also, I refer you to my joint letter with Eastbourne Borough Council sent to your office dated 1st August 2024: 'securing the future of council housing'. LDC is one of less than 25% of councils in the UK that has built any housing in the last 10-years, developing a pipeline of quality, sustainable, and affordable housing to meet a range of local needs. The current financial position of our Housing Revenue Account (HRA) is however not sustainable and the measures we endorse as set out in the Southwark Council report articulate what is needed, both immediately and long-term, to enable accelerated council house building again in this country. This includes addressing the systemic homelessness problem and urgent need for better and more affordable forms of temporary accommodation provision.

Further reforms to the Planning system

14. We will of course be submitting our formal response to the consultation on the NPPF, but it is as equally important that I am able to raise these concerns directly with you and your civil servants. If you consider having a meeting would be helpful, then we would be more than willing to host you in our district, so that you are able to enjoy the beauty of our part of England but also to see firsthand for yourself the challenge that you are setting for us.
15. While we await details of further changes to the planning system, we would stress the need to have stability, so that local plans are in place giving local people the necessary controls over their communities and what development takes place in them.
16. Finally, again, I ask you to consider affording us protection from unplanned development for any period which extends beyond 30th June 2025, and ahead of adoption of our new plan. Also, to consider through the reforms how you can provide us more certainty and clarity.

Yours sincerely,



Councillor Zoe Nicholson
Leader of Lewes District Council



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