



# PLANNING & DEVELOPMENT COMMITTEE

**Minutes of the Planning & Development Committee meeting**  
held at Meeching Hall, Fort Road, Newhaven  
on **Tuesday 24<sup>th</sup> September 2024** at 7:17pm.

**PRESENT:**

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

**ALSO ATTENDING:**

Cllr Macleod  
Cllr. Woodling  
Ken Dry, Town Clerk  
Stephen Honey, Executive Officer

**P032/24**        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.

**P033/24**        **APOLOGIES FOR ABSENCE**

Cllr. S. Boniface.

**P034/24**        **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 declared.

**P035/24**        **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 27<sup>TH</sup> AUGUST 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

**RESOLVED:**

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

**P036/24**        **PETITIONS/PUBLIC QUESTIONS**

There were no public petitions received.

**TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

LW/24/0534

**1 Lapierre Road Newhaven**

Erection of dwelling on existing plot.

Following discussion, the committee unanimously,

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

- Out of keeping with the street scene
- Insufficient off-street parking for the number of bedrooms for each property
- Proposed driveways will have limited visibility for ingress/egress on a tight bend
- No E/V provision

LW/24/0501

**47 Court Farm Road Newhaven**

Convert existing dwelling into two, front roof extension, two dormers to the rear and fenestration alterations.

Following discussion, the committee unanimously,

**RESOLVED** that they had no objection to this application, though noted that there was no detail of E/V provision.

LW/24/0549

**28 Haven Way Newhaven**

Erection of single-storey infill extension to front of existing garage to provide habitable space, addition of permeable hard standing to front garden area, including minor fenestration alterations to existing garage at rear elevation.

Following discussion, the committee unanimously,

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

- Out of keeping with the street scene; in that a link-detached property would become part of a 'terrace' of dwellings,
- The loss of two parking spaces.

LW/24/0545

**62 Meeching Road Newhaven**

Erection of a single storey rear extension and fenestration alterations.

Following discussion, the committee unanimously,

**RESOLVED** that they had no objection to this application, though felt that a Construction Management Plan and Access Statement should be required.

LW/24/0586

**Unit 10 E Plan Estate New Road Industrial Area**  
Section 73A retrospective application for repairs to roof which includes raising of the roof height.

Following discussion, the committee unanimously,

**RESOLVED** that they had no objection to this application, as long as the repairs complied with new roofing regulations.

LW/24/0573

**2 Valley Road Newhaven**  
Removal of condition 2 (Temporary Period) relating to approval LW/17/0438 - Permission to retain the outhouse.

Following discussion, the committee unanimously,

**RESOLVED** that they objected to this application, on the following grounds;

- Nothing has materially changed regarding this structure since the original consideration by the Newhaven Town Council Planning & Development Committee on June 27<sup>th</sup> 2017 (LW/17/0438)
- The original temporary permission expired in July 2022 and was not renewed
- The building remains a habitable property and effectively a separate dwelling
- If anything, only a new 5-year temporary permission should be granted.

P038/24

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

Noted.

P039/24

**TO DISCUSS LDC RESPONSE TO NPPF CONSULTATION EXERCISE.**

Discussed and noted with no further action.

There being no further business, the Meeting closed at 8:21pm.

Date: .....

Chairman .....



# NEWHAVEN TOWN COUNCIL

Ken Dry  
Town Clerk

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

Date: 22<sup>nd</sup> October 2024

Contact for this report: Ken Dry - Town Clerk

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

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## **LEWES DISTRICT COUNCIL PLANNING DECISIONS**

### **PLANNING APPLICATIONS APPROVED**

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

- LW/24/0100**                      **University Technical College Marine Workshops**  
Change of use of the existing University Technical College (UTC) building from Class F to a combined use of Class E & F, with installation of back-up power generator on a concrete plinth to existing area of hard standing on the East elevation.
- Considered by this committee 27<sup>th</sup> February 2024. The committee had no objection to this application.*
- LW/24/0382**                      **Seahaven Swim and Fitness Centre Chapel Street**  
Replacement of aluminium composite corrugated sheet roof with standing seam system roof with installation of PV arrangement to the southern roof slope
- Considered by this committee 25<sup>th</sup> June 2024. The committee had no objection to this application.*
- LW/24/0513**                      **50 Meeching Road Newhaven**  
Construction of rear garden access stairs and door
- Considered by this committee 27<sup>th</sup> August 2024. The committee had no objection to this application.*

**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

*Considered by this committee 27<sup>th</sup> August 2024. The committee objected to this application on the grounds that;*

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

**LW/24/0430**

**117 Court Farm Road Newhaven**

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

*Considered by this committee 27<sup>th</sup> August 2024. The committee objected to this application on the grounds that;*

- *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.*

**Appendix 1**

**Planning Conditions for Approved Applications.**

**LW/24/0100**

**University Technical College Marine Workshops**

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)	21 August 2024	2002B-617 Rev E - Proposed Usage/Occupation Ground Floor
Proposed Floor Plan(s)	21 August 2024	1570-622 - Proposed Usage/Occupation First Floor
Proposed Floor Plan(s)	21 August 2024	2002-620 Rev B - Proposed Usage/Occupation Second Floor
Proposed Floor Plan(s)	21 August 2024	2002B-621 Rev B - Proposed Usage/Occupation Third Floor
Other Plan(s)	9 February 2024	2002E - 116 - Proposed Site Plan - Generator
Other Plan(s)	9 February 2024	E13856 / 01 - Proposed Base Slab - Generator
Proposed Roof Plan	9 February 2024	2002E - 115 - Proposed Roof Plan
Proposed Block Plan	9 February 2024	2002B - 101 - Location and Block Plan

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

2. Within 28 days of the date of this permission, details of all necessary environmental permits for the backup generator shall be submitted to the Local Planning Authority and the generator thereafter maintained in accordance with the terms of those permits. Please see

<https://www.gov.uk/guidance/medium-combustion-plant-when-you-need-a-permit#permitting-and-compliance-dates>

Reason: In the interest of environmental amenity in accordance with LLP1 policy CP11, LLP2 policies DM23 and DM25 and para. 174 and 185 of the NPPF

3. Within 8 weeks of the date of this permission, a Travel Plan shall be submitted to and approved by the Local Planning Authority, to help ensure that private car trips to and from the site are reduced. The detailed Travel Plan will require a baseline survey, shall include targets and a monitoring programme using the TRICS SAM methodology, to ensure these targets are met at years 1, 3 & 5 after occupation.

The Travel Plan shall also include the following details:

1. Measures to encourage those who travel by car to park within the Town Centre car parks.
2. Publicity arrangements in respect of advising that there is no formal on site car parking, other than three disabled spaces.
3. Publicity arrangements in respect of parking restrictions in the vicinity of the building including that there should be no parking on the approaches to the Ferry Terminal or within the Ferry Terminal car parks.
4. Pedestrian routing to and from the building.
5. An Information Strategy for the publicity of travel details and advice on occupant behaviour.
6. Delivery and servicing management plan.

The Travel Plan shall remain in place for the lifetime of the development.

Reason: In order to encourage the use of sustainable modes of transport and reduce impact upon the local highway network in accordance with LLP1 policies CP11 and CP13 and para. 109, 114 and 116 of the NPPF.

4. The areas subject to the approved change of use shall be used only for uses that fall within use class F or subsections b-g inclusive of use class E and for no other purposes.

Reason: In order to control the use of the building in the interest of supporting the viability and vitality of Newhaven Town Centre and in order to prevent uses that may generate increased levels of traffic in accordance with LLP1 policies CP4 and CP6 and para. 90 of the NPPF.

**LW/24/0382**

**Seahaven Swim and Fitness Centre Chapel Street**

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Elevation(s)	9 July 2024	2162-102-Rev A - Proposed North and South Elevations
Existing Roof Plan	9 July 2024	2162-108 - Existing Roof Plan
Existing Elevation(s)	9 July 2024	2162-107-Rev A - Existing North and South Elevations
Additional Documents	9 July 2024	Drawing Issue Sheet
Design & Access Statement	31 May 2024	Design & Access Statement
Additional Documents	31 May 2024	Specification for Zinc Roofing H74 Zinc Sheet Roof Coverings/Flashings

Existing Elevation(s)	31 May 2024	2162-106 - Existing East and West Elevations
Proposed Roof Plan	31 May 2024	2162-105 - Proposed Roof Plan
Proposed Elevation(s)	31 May 2024	2162-104 - Proposed West Elevation
Proposed Elevation(s)	31 May 2024	2162-103 - Proposed East Elevation
Existing Block Plan	31 May 2024	2162-101 - Block Plan and Site Location Plan
Location Plan	31 May 2024	2162-101 - Block Plan and Site Location Plan

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

## 2. Information Signage

Prior to the first occupation of the development hereby approved, information signage to promote awareness of "maintenance; energy conservation and renewable energy" shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority and shall thereafter be retained in place for the lifetime of the development.

Reason: In order to promote understanding of the need for renewable energy and energy conservation in accordance with LLP1 policy CP14 Renewable and Low Carbon Energy

## 3. Details of Roof and Solar Panel Design and Protection from and for Birds

No development shall take place until further details are submitted to and approved in writing by the Local Planning Authority, detailing the method and design of protecting the proposed roof and solar panels from birds and bird nesting particularly under the solar panels.

Reason: In accordance with good design policies LLP1 policy CP11 Quality Design, LLP2 policy DM25 Good Design

## 4. Construction Environmental Management Plan

No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period.

The Plan shall provide details as appropriate but not be restricted to the following matters:-

- Construction hours
- Site and construction waste management plan
- The anticipated number, frequency and types of vehicles used during construction
- The method of access and egress and routeing of vehicles during construction,
- Measures to control noise, dust, and light emissions during works.
- Measures to prevent discharge of dirt/mud onto the public highway
- Measures to prevent flood risk both on and off-site during construction works.
- Parking arrangements for site operatives and visitors
- The loading and unloading of plant, materials, and waste,
- Details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils, and fuel.
- Details of any external lighting.
- The erection and maintenance of security hoarding,
- The provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.
- Precautionary measures to protect wildlife
- Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with LLP1 Policy CP11, LLP2 policies DM20 and DM23, the LDC Circular Economy Technical Advice Note and para. 114, 116 and 180 and 191 of the NPPF

### 5. External materials

All external finishes shall be in accordance with details provided on the approved plans and to be similar in colour and texture to those shown, unless where otherwise agreed in writing with Local Planning Authority.

Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11 and LLP2 policy DM25

### 6. Sustainability details

Prior to the commencement of any part of the development, details of the approved roof materials in terms of sustainability are to be provided as part of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development in accordance with LLP1 policy CP14 and LLP2 policy DM25.

**LW/24/0513**

**50 Meeching 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
Proposed Block Plan	7 August 2024	PL1 - Existing and Proposed GF and FF Plans, Elevations, Proposed Block Plan and Location Plan
Location Plan	7 August 2024	PL1 - Existing and Proposed GF and FF Plans, Elevations, Proposed Block Plan and Location Plan
Proposed Elevation(s)	7 August 2024	PL1 - Existing and Proposed GF and FF Plans, Elevations, Proposed Block Plan and Location Plan
Existing Elevation(s)	7 August 2024	PL1 - Existing and Proposed GF and FF Plans, Elevations, Proposed Block Plan and Location Plan
Proposed Floor Plan(s)	7 August 2024	PL1 - Existing and Proposed GF and FF Plans, Elevations, Proposed Block Plan and Location Plan
Existing Floor Plan(s)	7 August 2024	PL1 - Existing and Proposed GF and FF Plans, Elevations, Proposed Block Plan and Location Plan
Design & Access Statement	7 August 2024	Design and Access Statement

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

### 2. External Materials

All external finishes shall be in accordance with details provided on the approved plans unless where otherwise agreed in writing with Local Planning Authority.

Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 130 of the NPPF.

### 3. Privacy screen

Prior to the first use of the raised platform, a 1.8-metre-high obscurely glazed privacy screen, as shown on the approved plan (PL1), shall be erected on the northern side of the platform. This shall thereafter be retained as such.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policies DM25 and DM28 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

**LW/24/0476**                      **21 Cantercrow Hill Denton**

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Planning Statement/Brief	19 July 2024	Planning Statement
Other Plan(s)	19 July 2024	Existing and Proposed 3D Visuals
Proposed Block Plan	19 July 2024	2430/01 - Proposed Block Plan and Site Location Plan
Location Plan	19 July 2024 2	430/01 - Proposed Block Plan and Site Location Plan
Existing Floor Plan(s)	19 July 2024	2430/02 - Existing Ground Floor Plan and Roof Plan
Existing Roof Plan	19 July 2024	2430/02 - Existing Ground Floor Plan and Roof Plan
Existing Elevation(s)	19 July 2024	2430/03 - Existing Elevations
Proposed Elevation(s)	19 July 2024	2430/05 Rev B - Proposed Elevations
Proposed Floor Plan(s)	19 July 2024	2430/04 Rev B - Proposed Ground Floor Plan and First Floor Plan
Proposed Layout Plan	19 July 2024	2430/06 Rev A - Proposed Site Layout Plan

Summary of reasons for decision and any relevant Development plan policies/proposals

For the above reasons, it is considered that the proposed works accord with para(s). 128, 135 and 182 of the NPPF and, for that reason the application is approved.

**LW/24/0430**                      **117 Court Farm Road Newhaven**

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	29 July 2024	Location Plan
Other Plan(s)	27 June 2024	Existing and Proposed Elevations and Floor Plans

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

2. Prior to the first use of the development hereby approved, a Management Plan will be submitted to the Local Planning Authority for approval. This will set out, as a minimum, measures in place to prevent unacceptable impact upon neighbouring residents as a result of noise, light or air emissions,

timings of shift changes, full contact details of a designated building manager which would be made available to neighbouring residents, details of all relevant licences required for the use to operate and security and maintenance arrangements. The approved Management Plan will thereafter be implemented and adhered to in full throughout the operation of the development.

Reason: To minimise the impact of the use on the wider residential area in which it is located, in accordance with LLP1 policy CP11 and LLP2 policies DM20, DM23 and DM25 and para. 135 and 180 of the NPPF.

3. The care facilities hereby approved site shall be provided for a maximum of two resident primary aged children (4-11 years old). No more than 3 members of staff shall be present on the site at any one time (excluding shift changeovers).

Reason: In order to prevent an over intensive use of the site in the interest of the amenities of neighbouring residents in accordance with LLP1 policy CP11, LLP2 policies DM20, DM23 and DM25 and para. 135 and 180 of the NPPF.

4. Prior to the first use of the development hereby approved a parking management plan shall be provided to show the following:-

- a) All off-street parking spaces allocated to the use,
- b) Provision of electric vehicle charging facilities
- c) Details of how parking overspill onto the surrounding highway would be prevented (particularly during shift changes), and
- d) Details of how parking demand generated by the use would be reduced, including, but not limited to,
  - i. promotion of car sharing,
  - ii. provision of cycle parking facilities
  - iii promotion of the use of public transport.

All approved measures so shall be in place prior to the first use of the development and maintained in place thereafter.

Reason: In order to prevent unacceptable obstructions and hazards to pedestrians and motorists, to promote sustainable transport modes and in the interest of amenities in accordance with LLP1 policies CP11 and CP13, LLP2 policies DM20, DM23 and DM25, para. 114 and 116 of the NPPF and NNP policies T1 and D2.