



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 26th November 2024** at **8:15pm**.

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

ALSO ATTENDING: Ken Dry, Town Clerk
Stephen Honey, Executive Officer
Mr. Derek Page
X2 Members of the Public

P047/24 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.

P048/24 **APOLOGIES FOR ABSENCE**

Cllrs. L. Boniface and S. Boniface

P049/24 **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 Taylor informed the meeting, that with regards to application **LW/24/0663 1 Norton Road Newhaven** that she had previously resided there and was acquainted with previous and the current owner.

P050/24 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 22ND OCTOBER 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

RESOLVED:

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

P051/24

PETITIONS/PUBLIC QUESTIONS

The Town Clerk informed the meeting that he had been recently contacted by Mr. Derek Page regarding Planning Application **LW/24/0627 Garage Compound Valley Road, Newhaven**, requesting the opportunity to make representations on the same.

The Chair invited Mr. Page to speak, and he outlined his concerns surrounding this proposed development.

P052/24

TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.

LW/24/0636

9 Celandine Way Newhaven

Garage conversion and installation of new gates

Following discussion the committee, unanimously,

RESOLVED, that they supported this application with the following caveats;

- That the garage conversion shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling at 9 Celandine Way and not for any trade or business purposes, as a holiday let or as a separate unit of accommodation.
- No details within the application regarding proposed gates; that these could be placed to facilitate a letting opportunity.

LW/24/0627

Garage Compound Valley Road Newhaven

Demolition of existing garages and replacement with 3no. dwellings.

Following discussion the committee, unanimously,

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

- Overdevelopment
- The already existing pressure regarding on-street parking and this being exacerbated every school day given its proximity to Breakwater Academy
- Creating further physical difficulties for emergency vehicle access,
- Impairment of current rear access to Ash Walk,
- Overshadowing of evening sun into rear gardens of adjacent Valley Rd., properties to the east, and
- No provision of electric vehicle charging points, or PV panels for the roof.

LW/24/0626

Garage Compound Western Road Newhaven

Demolition of garage compound and construction of 5No. dwellings.

Following discussion the committee, unanimously,

RESOLVED, that they supported this thoughtful application.

LW/24/0689

Former Newhaven Household Waste Recycling Site

Change of use to a vehicle storage and EV charging depot, including creation of 16no. parking spaces for electric vehicles with individual EV chargers on existing hard standing, provision of a shipping container for wheelie bin storage, bicycle shed and new electrical installations, 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, unanimously,

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

- Creates an overall high volume of traffic at an already busy complex junction (C7 Mini Roundabout/Valley Road),
- Increased danger in the physical ingress/egress to the site by articulated lorries,
- Impacts of operational noise upon residents at anti-social hours, consisting of staff talking/shouting, vehicular reversing alarms and lighting from the depot and vehicles.

TW/24/0112/TCA

The Old Rectory Church Hill Newhaven

T1 - Sycamore - Fell - to prevent fall as misshapen and leaning

G2 - Elms – Fell as close to ground level - Elm disease affecting at various levels

G3 - Elms - Fell - to prevent fall as Elm disease affecting at various levels

T4 - Beech - Fell - to prevent fall as large cavity in Trunk.

Following discussion the committee, unanimously,

RESOLVED, that they had no objection to this

application, on the basis of 'like for like' tree species replacements but with the exception of Sycamore.

LW/24/0702

Valley Court Valley Road Newhaven
Replacement fenestration at all elevations.

Following discussion the committee, unanimously,

RESOLVED, that they had no objection to this application.

LW/24/0663

1 Norton Road Newhaven
Demolition of existing garage, erection of 1 no. dwelling house.

Clr Taylor briefed the meeting regarding the general background to this address, then took no further part in the discussion or resolution.

Following discussion the committee,

RESOLVED, that they supported this application with the following caveats;

- That the garage conversion shall not be used for any trade or business purposes, or as a holiday let, and
- Provision of an electric vehicle charging point.

LW/24/0701

43-46 Hanson Road Newhaven
Replacement of doors and windows.

Following discussion the committee, unanimously,

RESOLVED, that they had no objection to this application.

P053/24

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 9:37pm.

Date:

Chairman