



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



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

TOWN COUNCIL OFFICES
18 FORT ROAD
NEWHAVEN
EAST SUSSEX
BN9 9QE

Tel: (01273) 516100

Email: admin@newhaventowncouncil.gov.uk

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

Date: 17th December 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/24/0620

Fort Road Recreation Ground

Recladding and alternations of external openings to existing Shakespeare Hall building (and alternations to internal partitions), partial change of use of floor space of Shakespeare Hall to a café, recladding (including roof replacement) and alternations of external openings to existing cricket pavilion building (and alternations to internal partitions), new roof sheeting and external cladding/insulation

Considered by this committee 22nd October 2024. The committee unanimously, objected to this application on the following grounds
Shakespeare Hall

That photovoltaic provision could be made using lightweight alternatives.

Cricket Pavilion

That photovoltaic provision could be made using lightweight alternatives particularly rubberized versions to withstand impacts.

LW/24/0435

2D Meeching Road Newhaven

Single storey rear extension, single storey front porch extension and rear dormer

Considered by this committee 22nd October 2024. The committee unanimously welcomed this application.

LW/24/0573

2 Valley Road Newhaven

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

Considered by this committee 24th September 2024. the committee unanimously, 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 27th, 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.*

LW/24/0545

62 Meeching Road Newhaven

Single storey rear extension and fenestration alterations

Considered by this committee 24th September 2024. The committee unanimously had no objection to this application, though felt that a Construction Management Plan and Access Statement should be required.

PLANNING APPLICATIONS REFUSED

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 hardstanding to front garden area, including minor fenestration alterations to existing garage at rear elevation

Considered by this committee 24th September 2024. The committee unanimously, 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.*

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0620

Fort Road Recreation Ground

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Layout Plan	30 September 2024	603_SH_1200 Rev P03 - Proposed Site Layout Plan - Shakespeare Hall
Proposed Elevation(s)	30 September 2024	603_CP_3102 Rev P03 - Proposed South and West Elevations - Cricket Pavilion
Proposed Elevation(s)	30 September 2024	603_CP_3101 Rev P03 - Proposed North and East Elevations - Cricket Pavilion
Proposed Floor Plan(s)	30 September 2024	603_CP_2102 Rev P03 - Proposed First Floor Plan - Cricket Pavilion
Proposed Roof Plan	30 September 2024	603_CP_2105 Rev P03 - Proposed Roof Plan – Cricket Pavilion
Proposed Floor Plan(s)	30 September 2024	603_CP_2101 Rev P04 - Proposed Ground Floor Plan - Cricket Pavilion
Proposed Block Plan	30 September 2024	603_1200 Rev P02 - Proposed Block Plan
Proposed Floor Plan(s)	30 September 2024	603_SH_2101 P05 - Proposed Ground Floor Plan - Shakespeare Hall
Proposed Elevation(s)	30 September 2024	603_SH_3104 P05 - Proposed West Elevations - Shakespeare Hall
Proposed Elevation(s)	30 September 2024	603_SH_3103 P05 - Proposed South Elevations - Shakespeare Hall
Proposed Elevation(s)	30 September 2024	603_SH_3102 P05 - Proposed East Elevations – Shakespeare Hall
Proposed Elevation(s)	30 September 2024	603_SH_3101 P05 - Proposed North Elevations - Shakespeare Hall
Proposed Roof Plan	30 September 2024	603_SH_2105 P05 - Proposed Roof Plan – Shakespeare Hall
Proposed Floor Plan(s)	30 September 2024	603_SH_2103 P05 - Proposed Second Floor Plan - Shakespeare Hall
Flood Risk Assessment	30 September 2024	230739-CON-XX-XXRP-C-0001 - Flood Risk Assessment

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

2. The external materials and finishes installed shall in accordance with the details provided on the approved plans and thereafter be maintained in place unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM25, para. 135 of the NPPF and NNP policies D1 and D2.

3. The café use hereby permitted shall occupy a maximum of 121 m² floor space and shall not be expanded beyond the area shown on the approved floor plans unless agreed in writing with the Local Planning Authority.

Reason: In order to ensure the primary function of Shakespeare Hall remains as a community facility in accordance with LLP1 policy CP7 and NNP policy R1.

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the café use hereby approved shall not change to any other use outside of those described within Class E(b) of the Town and Country (Use Classes) Order 1987 as amended.

Reason: In order to prevent the establishment of a use that would not be sympathetic to the community uses provided within the building or the character of the surrounding environment, in accordance with LLP1 policy CP7 and CP11, LLP2 policy DM25, para. 135 of the NPPF and NNP policy R1.

5. The development hereby approved shall be carried out and maintained in accordance with the details set out in section 7 of the submitted Flood Risk Assessment, reference 230739-CON-XX-XX-RP-C-0001.

Reason: In order to ensure the development is resilient to flooding and in the interest of the safety of users of the facilities in accordance with LLP1 policy CP11 and CP13, LLP2 policy DM25 and para. 165 and 173 of the NPPF.

6. Prior to their installation, full details of the bin stores adjacent to Shakespeare Hall, including elevation drawings, shall be submitted to and approved by the Local Planning Authority and the development thereafter carried out and maintained in accordance with the approved details.

Reason: Reason: In the interest of visual and environmental amenity in accordance with LLP1 policy CP11, LLP2 policies DM20 and DM25, para. 135 of the NPPF and NNP policies D1 and D2.

LW/24/0435

2D 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
Design & Access Statement	29 July 2024	Design and Access Statement
Additional Documents	1 October 2024	Heritage Statement
Additional Documents	1 October 2024	Historic Environment Record Consultation Report Appendix 1
Proposed Elevation(s)	26 June 2024	03/119 - Proposed Elevations
Location Plan	26 June 2024	Location Plan
Proposed Block Plan	26 June 2024	Proposed Block Plan
Proposed Floor Plan(s)	26 June 2024	02/119 - Proposed GF, FF, SF and Roof Plan
Proposed Roof Plan	26 June 2024	02/119 - Proposed GF, FF, SF and Roof Plan
Existing Elevation(s)	26 June 2024	01/119 - Existing Elevations, GF, FF and Roof Plan

Proposed Roof Plan	21 August 2024	196-BN9-200205 - Proposed Roof Plan
Proposed Elevation(s)	21 August 2024	196-BN9-200301 - Proposed Front and Rear Elevations
Proposed Elevation(s)	21 August 2024	196-BN9-200302 - Proposed Side Elevations
Proposed Section(s)	21 August 2024	196-BN9-200401 - Proposed AA and BB Sections
Existing Layout Plan	21 August 2024	196-BN9-100100 - Existing Layout Plan
Existing Floor Plan(s)	21 August 2024	196-BN9-100201 - Existing Basement Floor Plan
Existing Floor Plan(s)	21 August 2024	196-BN9-100202 - Existing Ground Floor Plan
Existing Floor Plan(s)	21 August 2024	196-BN9-100203 - Existing First Floor Plan
Existing Floor Plan(s)	21 August 2024	196-BN9-100204 - Existing Second Floor Plan
Existing Roof Plan	21 August 2024	196-BN9-100205 - Existing Roof Plan
Existing Elevation(s)	21 August 2024	196-BN9-100301 - Existing Front and Rear Elevations
Existing Elevation(s)	21 August 2024	196-BN9-100302 - Existing Side Elevations
Existing Section(s)	21 August 2024	196-BN9-100401 - Existing AA and BB Sections
Existing Block Plan	21 August 2024	196-BN9-400 - Existing Block Plan
Proposed Block Plan	21 August 2024	196-BN9-401 - Proposed Block Plan

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

2. The external materials and finishes of the works hereby approved shall be in accordance with the details provided with the application particulars and maintained as such unless otherwise agreed with the Local Planning Authority. Reason: In the interest of visual amenity and integration in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.