



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 22nd October 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: Ken Dry, Town Clerk
Stephen Honey, Executive Officer

P040/24 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.

P041/24 **APOLOGIES FOR ABSENCE**

None. All members present.

P042/24 **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.

P043/24 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 24TH SEPTEMBER 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

RESOLVED:

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

P044/24 **PETITIONS/PUBLIC QUESTIONS**

There were no public petitions received.

P045/24

TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.

LW/24/0435

2D Meeching Road Newhaven

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

Following discussion, the committee unanimously,

RESOLVED that they welcomed this application.

LW/24/0620

Fort Road Recreation Ground Fort Road

Recladding and alternations of external openings to existing Shakespeare Hall building (and alternations to internal partitions) 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.

Following discussion, the committee unanimously,

RESOLVED that they objected to this application as follows;

Shakespear 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.

P046/24

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 7:42pm.

Date:

Chairman



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

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

Date: 26th November 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/24/0586** **Unit 10 E Plan Estate New Road Industrial Area**
Section 73A retrospective application for repairs to roof which include raising of the roof height
- Considered by this committee 24th September 2024. The committee had no objection to this application, as long as the repairs complied with new roofing regulations*
- LW/24/0391** **34 The Rose Walk Newhaven**
Small Side rear extension infilling area as a single storey extension with mono pitched roof
- Not considered by this committee*
- LW/24/0545** **62 Meeching Road Newhaven**
Single storey rear extension and fenestration alterations
- Considered by this committee 24th September 2024. The committee had no objection to this application, though felt that a Construction Management Plan and Access Statement should be required.*
- LW/24/0534** **1 Lapierre Road Newhaven**
Erection of dwelling on existing plot
- Considered by this committee 24th September 2024. The committee 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/24/0261

66 Denton Road Newhaven

Section 73A retrospective application for replacement of first floor rear windows and proposed replacement of ground floor rear windows

Considered by this committee 28th May 2024. the committee, had no objection to this application.

LW/24/0501

47 Court Farm Road Newhaven

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

Considered by this committee 24th September 2024. The committee had no objection to this application, though noted that there was no detail of E/V provision.

SPLIT DECISION

LW/24/0186

Fort Road Recreation Ground

Re cladding and alterations of external openings to existing Shakespeare Hall building (and alterations to internal partitions); Re cladding (including roof replacement) and alterations of external openings to existing cricket pavilion building (and alterations to internal partitions); New build storage shed for cricket equipment storage; Re cladding and alterations of external openings to existing public toilets; General landscaping.

Not considered by this committee

WORKS TO BE APPROVED

Shakespeare Hall - new openings on ground floor
 Shakespeare Hall - internal changes on ground floor
 Shakespeare Hall - reconfiguration of building access
 Cricket Pavilion - internal alterations
 Cricket Pavilion - new entrance to north
 Cricket Storage - new storage shed to south of bowls club
 Public Toilets - external improvements to appearance
 Proposed landscaping works (excepting portacabin)

WORKS TO BE REFUSED:

Shakespeare Hall - recladding of exterior
 Shakespeare Hall - remodelling of second floor east end including semi outdoor play space and new glazing
 Shakespeare Hall - fire escape stair to be revised and screened
 Shakespeare Hall - new external bin store enclosure
 Cricket Pavilion - new roof sheeting (metal coated) and external cladding/insulation
 Cricket Pavilion - improved/enlarged spectator terrace on south side
 Tennis Club - additional portacabin

NOT DETERMINED

LW/24/0154

5 To 7 Geneva Road Newhaven

Demolition of existing dwelling (5 Geneva Road), and erection of two detached dwellings with relocation of boundary at 7 Geneva Road - Resubmission of LW/23/0525

Considered by this committee 26th March 2024. The committee had no objection to this application, though requested that 'swift bricks' be incorporated within the build as part of any Bio-diversity Net-Gain.

Appealed against the local planning authority's failure to determine an application for planning permission.

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0586

Unit 10 E Plan Estate New Road Industrial Area

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Existing Floor Plan(s)	6 September 2024	02 - Existing Ground Floor, Elevations, Sections and Block Plan
Existing Elevation(s)	6 September 2024	02 - Existing Ground Floor, Elevations, Sections and Block Plan
Existing Section(s)	6 September 2024	02 - Existing Ground Floor, Elevations, Sections and Block Plan
Existing Block Plan	6 September 2024	02 - Existing Ground Floor, Elevations, Sections and Block Plan
Proposed Floor Plan(s)	6 September 2024	01 - Proposed Ground Floor, Elevations, Sections and Site Location Plan
Proposed Elevation(s)	6 September 2024	01 - Proposed Ground Floor, Elevations, Sections and Site Location Plan
Proposed Section(s)	6 September 2024	01 - Proposed Ground Floor, Elevations, Sections and Site Location Plan
Location Plan	6 September 2024	01 - Proposed Ground Floor, Elevations, Sections and Site Location Plan

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

LW/24/0391

34 The Rose Walk Newhaven

The application is subject to the following conditions:

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

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.

LW/24/0534 **1 Lapierre 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	13 August 2024	Design & Access Statement
Proposed Floor Plan(s)	13 August 2024	Proposed Ground Floor and First Floor Plan
Proposed Elevation(s)	13 August 2024	Proposed Elevation
Existing Floor Plan(s)	13 August 2024	Existing Ground Floor Plan, First Floor Plan and Elevations
Existing Elevation(s)	13 August 2024	Existing Ground Floor Plan, First Floor Plan and Elevations
Proposed Block Plan	13 August 2024	Proposed Block Plan
Location Plan	13 August 2024	Site Location Plan

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

2. Construction works shall be restricted to within the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays with none permitted at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of neighbour amenity, pursuant to the criteria of Policy DM25 of the Lewes District Local Plan Part 2.

3. The development shall not be occupied until the parking areas have been provided in accordance with the approved plans/details and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

4. The development shall not be occupied until cycle storage areas have been provided for at least two cycles. The parking areas shall be secured areas that cycles can be locked up and stored overnight. The cycle parking areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development

5. The development shall not be occupied until contained bin stores have been provided for two domestic waste bins. The bin stores areas shall thereafter be retained for that use.

Reason: In order that the storage of bins is in a sightly manner, in compliance with Policy DM25 of the LDLP Part 2.

6. 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)

Location Plan	31 July 2024	SK4 - Proposed Block Plan, Location Plan, Roof Plan and First Floor Plan
Proposed Floor Plan(s)	31 July 2024	SK4 - Proposed Block Plan, Location Plan, Roof Plan and First Floor Plan
Proposed Roof Plan	31 July 2024	SK4 - Proposed Block Plan, Location Plan, Roof Plan and First Floor Plan
Proposed Elevation(s)	31 July 2024	SK3 - Proposed Elevations, Ground Floor Plan and Sections AA and BB
Proposed Floor Plan(s)	31 July 2024	SK3 - Proposed Elevations, Ground Floor Plan and Sections AA and BB
Proposed Section(s)	31 July 2024	SK3 - Proposed Elevations, Ground Floor Plan and Sections AA and BB
Existing Block Plan	31 July 2024	SK2 - Existing Block Plan, Location Plan, Roof Plan and First Floor Plan
Location Plan	31 July 2024	SK2 - Existing Block Plan, Location Plan, Roof Plan and First Floor Plan
Existing Floor Plan(s)	31 July 2024	SK2 - Existing Block Plan, Location Plan, Roof Plan and First Floor
Existing Roof Plan	31 July 2024	SK2 - Existing Block Plan, Location Plan, Roof Plan and First Floor Plan
Existing Elevation(s)	31 July 2024	SK1 - Existing Elevations, First Floor Plan and Sections AA and BB
Existing Floor Plan(s)	31 July 2024	SK1 - Existing Elevations, First Floor Plan and Sections AA and BB
Existing Section(s)	31 July 2024	SK1 - Existing Elevations, First Floor Plan and Sections AA and BB
Sustainability Checklist/ Energy Stmt	16 August 2024	Sustainability Checklist
Design & Access Statement	16 August 2024	Plan Design and Access Statement

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

2. External Finishes

All external finishes shall be in accordance with the schedule and drawings provided 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. PD Restrictions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A (with the exception of replacement windows), B, C, D, E, F, G and H of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of both visual and residential amenity in accordance with policies DM25 and CP11 of the Lewes District Local Plan Part 1, policy DM25 of the Lewes District Local Plan Part 2, and having regard to the National Planning Policy Framework.

4. Car Parking

Notwithstanding the approved plans, neither dwelling shall be occupied until sufficient parking and turning space has been provided in accordance with details which have been submitted to and approved by the LPA. These parking areas shall be retained as such thereafter, unless otherwise agreed in writing by the local planning authority. Please note, the smaller dwelling requires one car parking space.

Reason: In the interests of amenity and sustainability and to provide sufficient off-street car parking for the approved development, in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework.

5. EV Charging Point Details

Prior to the first occupation the dwelling hereby approved, a minimum of 1 x functioning electric vehicle charging points shall be installed within the car parking area for sole use by the occupants of that dwelling in accordance with details provided on the approved plans and submitted documents. The charging points shall be maintained in operational condition thereafter throughout the lifetime of the development.

Reason: In order to encourage the uptake in ownership of electric vehicles in the interest of controlling emissions in accordance with LLP1 policy CP14, the Electric Vehicle Charging Points Technical Guidance Note and NPPF para. 112.

6. Cycle Store Details

The development shall not be occupied until full details of the covered and secure cycle store have been submitted to and approved in writing by the Local Planning Authority. The store shall thereafter be retained for that use and shall not be used other than for the parking of cycles associated with residents and visitors to the development hereby permitted.

Reason: To provide alternative travel options and encourage use of alternatives to the use of the private car, in the interests of sustainability having regard to policy CP13 of Lewes District Local Plan and the National Planning Policy Framework.

7. Bin Store Details

The development shall not be occupied until full details of the bin stores have been submitted to and approved in writing by the Local Planning Authority. The stores shall thereafter be retained for that use.

Reason: In the interests of the amenities of the area, having regard to policy DM26 and guidance within the National Planning Policy Framework.

8. Surface Water Discharge

All water run-off from the development hereby approved shall be dealt with using rainwater goods and soakaways 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.

9. Landscaping and BNG

Prior to the occupation of the development hereby approved, a scheme for landscaping and biodiversity enhancements shall be submitted to and approved by the Local Planning Authority.

The scheme shall include: -

- a) details of all boundary treatments including fences;
- b) details of all proposed planting, including quantity, species, and size
- c) details of enhancements to achieve some biodiversity net gain,

All soft landscaping shall be carried out, at the latest, during the first planting season following the first occupation of the building. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of visual amenity and biodiversity in accordance with LLP1 policies CP10 and CP11 and para. 135 and 180 of the NPPF.

LW/24/0186

Fort Road Recreation Ground

This decision is based on the following submitted plans/documents:

PLAN TYPE	DATE RECEIVED	REFERENCE
Planning Statement/Brief	11 March 2024	Planning Statement
Location Plan	11 March 2024	603_1001 - Location Plan
Additional Documents	11 March 2024	Fort Road - Scope of Works Summary
Proposed Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4210 Details - Proposed Sections
Existing Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4209 Details – Existing and Proposed Sections
Proposed Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4209 Details – Existing and Proposed Sections
Existing Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4208 Details - Existing and Proposed Sections
Proposed Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4208 Details - Existing and Proposed Sections
Existing Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4207 Details - Existing and Proposed Sections
Proposed Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4207 Details - Existing and Proposed Sections
Existing Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4206 Details - Existing and Proposed Sections
Proposed Section(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4206 Details - Existing and Proposed Sections
Other Plan(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4003 Details call out T02
Other Plan(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4002 Details call outs T01
Other Plan(s)	30 April 2024	2132-TFC-XX-XX-DR-L-4001 Details call outs T02
Proposed Elevation(s)	30 April 2024	603_TB_3102_P02 (Toilet Block Proposed Elevations 02)
Proposed Elevation(s)	30 April 2024	603_TB_3101_P02 (Toilet Block Proposed Elevations 01)
Existing Elevation(s)	30 April 2024	603_TB_3002_P01 (Toilet Block Existing Elevations 02)
Existing Elevation(s)	30 April 2024	603_TB_3001_P01 (Toilet Block Existing Elevations 01)

Proposed Block Plan	30 April 2024	603_TB_1200_P01 (Toilet Block Proposed Block Plan)
Existing Block Plan	30 April 2024	603_TB_1100_P01 (Toilet Block Existing Block Plan)
Proposed Block Plan	30 April 2024	603_CP_1200_P01 (Cricket Pavilion Proposed Block Plan)
Existing Block Plan	30 April 2024	603_CP_1100_P01 (Cricket Pavilion Existing Block Plan)
Proposed Elevation(s)	30 April 2024	603_SH_3104_P03 (Shakespeare Hall Proposed Elevation West)
Proposed Elevation(s)	30 April 2024	603_SH_3103_P03 (Shakespeare Hall Proposed Elevation South)
Proposed Elevation(s)	30 April 2024	603_SH_3102_P03 (Shakespeare Hall Proposed Elevation East)
Proposed Elevation(s)	30 April 2024	603_SH_3101_P03 (Shakespeare Hall Proposed Elevation North)
Existing Elevation(s)	30 April 2024	603_SH_3004_P02 (Shakespeare Hall Existing Elevation West)
Existing Elevation(s)	30 April 2024	603_SH_3003_P02 (Shakespeare Hall Existing Elevation South)
Existing Elevation(s)	30 April 2024	603_SH_3002_P02 (Shakespeare Hall Existing Elevation East)
Existing Elevation(s)	30 April 2024	603_SH_3001_P02 (Shakespeare Hall Existing Elevation North)
Proposed Block Plan	30 April 2024	603_SH_1200_P01 (Shakespeare Hall Proposed Block Plan)
Existing Block Plan	30 April 2024)	603_SH_1100_P01 (Shakespeare Hall Existing Block Plan)
Proposed Block Plan	30 April 2024	603_1200_P01 (Proposed Overall Block Plan)
Existing Block Plan	30 April 2024	603_1100_P01 (Existing Overall Block Plan)
Proposed Elevation(s)	30 April 2024	603_CP_3111_P01 (Cricket Pavilion Proposed Storage Elevations)
Proposed Elevation(s)	30 April 2024	603_CP_3102_P01 (Cricket Pavilion Proposed Elevations 02)
Proposed Elevation(s)	30 April 2024	603_CP_3101_P01 (Cricket Pavilion Proposed Elevations 01)
Existing Elevation(s)	30 April 2024	603_CP_3002_P01 (Cricket Pavilion Existing Elevations 02)
Existing Elevation(s)	30 April 2024	603_CP_3001_P01 (Cricket Pavilion Existing Elevations 01)