



Newhaven Town Council



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21st January 2025

PLANNING AND DEVELOPMENT COMMITTEE

Meeting Link for Members of the Public: - https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmZhODY4MTQtNGExZS00YTZhLTk5ODUtNDYxZjJiM4ZWY2%40thread.v2/0?context=%7b%22Tid%22%3a%221afd6a06-a9ac-45a1-9a6f-82629bb752bb%22%2c%22Oid%22%3a%2257bc2912-6006-4595-a67c-a898670f9763%22%7d

You are hereby summoned to attend a Meeting of the Planning and Development Committee to be held at Meeching Hall, Fort Road, Newhaven on **Tuesday 28th January** at **7:15pm**.

Please Note:

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.

Councillors:

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

Ken Dry
Town Clerk.

A G E N D A

Chair to state 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.

1. Apologies for absence.
2. 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.
3. To consider whether the Minutes of the Meeting of the Planning and Development Committee held on Tuesday 17th Dec are an accurate record of the meeting.
4. Petitions/Public questions.
5. To consider the following planning applications:
6. To consider and note a report on recent planning decisions made by Lewes District Council.

SDNP/24/04909/FUL

Foxhole Farm, The Old Farmhouse Seaford Road
Retrospective retention of roof lights in office units

LW/24/0649

53 Harbour View Road Newhaven
Redevelopment of existing dwelling into 6 No. dwelling houses

LW/24/0784

Church Hall Sacred Heart Church Fort Road
Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

LW/24/0765

The Old Bakery Butchers Lane Newhaven
Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

LW/24/0807

Two Ways The Highway Newhaven
Single storey infill extension to front/side elevation and increase rear dormer, with associated internal alterations. Hard/soft landscaping works to front boundary and driveway, to include erection of new boundary fences and driveway gates, with mature hedging

LW/24/0822

Hillhead Palmerston Road Newhaven
Demolish rear conservatory and replace with rear bay, first floor side dormer, installation of roof light and associated landscaping

LW/24/0774

126 Denton Road Newhaven
Retrospective 5m rear extension with a double-pitched roof instead of the originally approved flat roof under LW/24/0235

PLEASE NOTE:

All members of the public are welcome to attend on-line and physical Meetings of the Town Council and its Committees.

Item 4 - a period of 15 minutes will be set aside for the receipt of petitions (minimum 10 signatures) and public questions relating to the published non-confidential business of the Meeting. Should you wish to present a petition or a specific question to the meeting, please submit this to admin@newhaventowncouncil.gov.uk at least three days before the meeting

It may be necessary to consider particular items in confidential session.
Where this arises, these items will be considered at the end of the agenda.



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 17th December 2024** at **7:15pm**.

PRESENT: Councillors Steve Saunders (Vice Chair)
Kim Bishop
Krissy Taylor
Graham Amy
Lesley Boniface

ALSO ATTENDING: Ken Dry, Town Clerk
Stephen Honey, Executive Officer

P054/24 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.

P055/24 **APOLOGIES FOR ABSENCE**

Cllrs. McLean-Knight (Chair) and S. Boniface

P056/24 **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. Saunders informed the meeting that in respect of Application LW/24/0706 that he was an employee of KDS who had a development immediately adjacent to the site of this application, but they (KDS) had made no comments in regards to this application.

Cllr. Taylor informed the meeting that she was a resident of a property immediately adjacent to the same development (LW/24/0706) and had already made comments on the LDC Planning Portal.

P057/24 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 26th NOVEMBER 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

RESOLVED:

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

P058/24 **PETITIONS/PUBLIC QUESTIONS**

None received.

P059/24 **TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

LW/24/0706

Transit Road Car Park Transit Road

Outline application for the demolition of existing buildings and erection of 17 dwellings and 6 self-contained flats together with landscaping, parking and cycle parking.

19:34Hrs Cllr. Taylor leaves the meeting.

Following discussion, the committee

RESOLVED That they objected to this development for the following reasons,

- Overdevelopment
- Places further pressure upon street parking which is already an acute issue in this road
- The idea of Bus access along Transit Road and a turnaround was not credible
- Similarly, access for emergency vehicles was very doubtful
- Lack of building details in the application with no statement regarding EV charging or PV provision to the properties
- Overshadowing of existing properties.

19:45Hrs Cllr. Taylor rejoins the meeting

LW/24/0696

Sacred Heart Church Fort Road

Change of Use from F1(f) (Place of Worship) to C3 (Dwelling House) and creation of 4 No. dwellings.

Following discussion, the committee

RESOLVED That they had no objections to this application, and welcomed the additional amendments.

LW/24/0717

Flat 3 Meeching Court Fort Road

Replacement of windows.

Following discussion, the committee

RESOLVED That they had no objections to this application.

LW/24/0692

24 Avis Road Newhaven

Section 73a retrospective permission for the

creation of driveway with a drop kerb.

Following discussion, the committee

RESOLVED That they had no objections to this application and supported the same.

P060/24 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 20:01Hrs.

Date:

Chairman

DRAFT



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

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

Date: 28th January 2025

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/24/0636

9 Celandine Way Newhaven

Garage conversion and installation of new gates

Considered by this committee 26th November 2024. The committee 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/24/0717

Flat 3 Meeching Court Fort Road

Replacement of windows

Considered by this committee 17th December 2024. The committee had no objections to this application

TW/24/0112/TCA

The Old Rectory Church Hill

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

Considered by this committee 26th November 2024. The committee had no objection to this application, on the basis of 'like for like' tree species replacements but with the exception of Sycamore.

LW/24/0678/CD

Marine Workshops Railway Approach

Discharge of Condition 3 (Travel Plan) in relation to joint approval LW/24/0099 and LW/24/0100

Not considered by this committee

LW/24/0631

Newhaven Marina Fort Road

Non-material amendment of application LW/19/0926 to replace the Construction Phasing Plan

Not considered by this committee

LW/24/0810

Unit 9 Pine Estate Pine Close

Non-material amendment relating to approval LW/23/0719 - Alterations to fenestration to northwest elevation

Not considered by this committee

PLANNING APPLICATIONS REFUSED

LW/24/0681

Land at Valley Road Newhaven

Non-material amendment of application LW/18/0406 to replace four landscape approved plans with a new set of landscape drawings

Not considered by this committee

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0636

9 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
Existing Block Plan	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Proposed Block Plan	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Location Plan	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Existing Floor Plan(s)	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Proposed Floor Plan(s)	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Existing Elevation(s)	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Proposed Elevation(s)	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location Plan
Street Scene	18 October 2024	33-24 rev B - Ex and Prop Elevations, Floor Plans, Street Scene, Block Plans and Location 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.

3. The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 9 Celandine Way.

Reason: To ensure that the use of the premises remains that of a single private dwelling and to prevent other uses developing over time to a degree that may materially affect the amenities of the occupiers of neighbouring plots/properties or affect the character of the site and surrounding area, in accordance with LLP1 policy CP11 and LLP2 policy DM28.

LW/24/0717

Flat 3 Meeching Court Fort Road

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	19 November 2024	Design & Access Statement, Sustainability Statement
Existing Block Plan	19 November 2024	3- Existing Block Plan and Site Location Plan
Location Plan	19 November 2024	3- Existing Block Plan and Site Location Plan
Other Plan(s)	19 November 2024	2-Proposed FHI Window Profiles by Window Type
Existing Elevation(s)	19 November 2024	1-Existing and Proposed Elevations
Proposed Elevation(s)	19 November 2024	1-Existing and Proposed Elevations

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

2. External Finishes 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.