



NEWHAVEN TOWN COUNCIL

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

Date: 25th February 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/24/0784** **Church Hall Sacred Heart Church Fort Road**
Change of use from Commercial, Business and Service (Use Class E)
to Dwellinghouses (Use Class C3)
- Considered by this committee 28th January 2025. The committee had no objection to this application.*
- LW/24/0770** **Fort Road Recreation Ground**
Demolition and rebuild of public toilet block
- Not considered by this committee.*
- LW/24/0692** **24 Avis Road Newhaven**
Section 73a retrospective permission for the creation of driveway with a drop kerb
- Considered by this committee 17th December 2024. The committee had no objections to this application and supported the same.*
- 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
- Considered by this committee 28th January 2025. The committee had no objection to this application.*

PLANNING APPLICATIONS REFUSED

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)

Considered by this committee 28th January 2025. The committee objected to this application for the following reasons:

- *Noted the residents' concerns regarding parking and access.*
- *Concerned about the change of use, this is contrary to the Neighbourhood Plan wherein it is deemed preferable to have commercial or retail premises within the Newhaven one-way system.*

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0784

Church Hall Sacred Heart Church Fort Road

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Additional Documents	12 December 2024	DAYLIGHT STUDY 2021
Existing Elevation(s)	12 December 2024	36FR-PP1-01 - Existing Elevations, Ground Floor and Roof Plan
Existing Floor Plan(s)	12 December 2024	36FR-PP1-01 - Existing Elevations, Ground Floor and Roof Plan
Existing Roof Plan	12 December 2024	36FR-PP1-01 - Existing Elevations, Ground Floor and Roof Plan
Planning Statement/Brief	12 December 2024	Cover Letter/Planning Statement
Proposed Elevation(s)	12 December 2024	36FR-PP1-02 - Proposed Elevations, Ground Floor and Roof Plan
Proposed Floor Plan(s)	12 December 2024	36FR-PP1-02 - Proposed Elevations, Ground Floor and Roof Plan
Proposed Roof Plan	12 December 2024	36FR-PP1-02 - Proposed Elevations, Ground Floor and Roof Plan
Proposed Block Plan	12 December 2024	36FR-PP1-00 - Location Plan and Proposed Block Plan
Location Plan	12 December 2024	36FR-PP1-00 - Location Plan and Proposed Block Plan

The application is also subject to the following specific conditions:

The use hereby approved shall not be commenced until secure and covered cycle parking for a minimum of 4 bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority. The approved facilities shall thereafter be retained in place for the lifetime of the use.

Reason: In order to facilitate the use of sustainable modes of transport and encourage use by ensuring stored cycles are not at risk of theft or damage from exposure to the elements. Made under the provisions of Schedule 2, Part 3, Paragraph W (13) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in accordance with para. 106 of the NPPF.

LW/24/0770 Fort Road Recreation Ground

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Existing Block Plan	9 December 2024	603_TB_1100 Existing Site Plan
Location Plan	9 December 2024	603_1001 Location Plan
Other Plan(s)	9 December 2024	603_1100 Existing Overall Site Plan
Other Plan(s)	9 December 2024	603_1200 Proposed Overall Site Plan
Planning Statement/Brief	9 December 2024	603 Planning Statement
Existing Floor Plan(s)	9 December 2024	603_TB_2001 Existing Floor and Roof Plans
Proposed Floor Plan(s)	9 December 2024	603_TB_2201 Proposed Floor and Roof Plans
Existing Roof Plan	9 December 2024	603_TB_2001 Existing Floor and Roof Plans
Proposed Roof Plan	9 December 2024	603_TB_2201 Proposed Floor and Roof Plans
Existing Elevation(s)	9 December 2024	603_TB_3001 Existing Elevations N & E
Existing Elevation(s)	9 December 2024	603_TB_3002 Existing Elevations S & W
Proposed Section(s)	9 December 2024	603_TB_4110 Proposed Sections
Existing Section(s)	9 December 2024	603_TB_4001 Existing Sections
Proposed Elevation(s)	9 December 2024	603_TB_3211 Detailed Proposed Elevations S & W
Proposed Elevation(s)	9 December 2024	603_TB_3210 Detailed Proposed Elevations N & E

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

LW/24/0692 24 Avis Road Newhaven

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan		Location Plan
Existing Block Plan		Existing Block Plan

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

2. The hard surface hereby permitted shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: to ensure there is no increase in flood risk beyond the site resulting from the development in accordance with LLP1 policy CP12 and para. 181 of the NPPF.

3. Visibility splays of 2.4m by 70m shall be provided in both directions and maintained thereafter at all times.

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

LW/24/0822

Hillhead Palmerston Road Newhaven

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Photographs	31 December 2024	Photo sheet
Design & Access Statement	31 December 2024	Design Statement
Location Plan	31 December 2024	Location Plan
Proposed Block Plan	31 December 2024	Proposed Block Plan
Proposed Layout Plan	31 December 2024	P1 - Proposed Site Layout Plan
Proposed Floor Plan(s)	31 December 2024	P2 - Proposed Ground Floor Plan
Proposed Floor Plan(s)	31 December 2024	P3 - Proposed First Floor Plan
Proposed Roof Plan	31 December 2024	P4 - Proposed Roof Plan
Proposed Elevation(s)	31 December 2024	P5 - Proposed North/West Elevation Proposed
Elevation(s)	31 December 2024	P6 - Proposed North/East Elevation
Proposed Elevation(s)	31 December 2024	P7 - Proposed South/East Elevation
Proposed Elevation(s)	31 December 2024	P8 - Proposed South/West Elevation
Proposed Section(s)	31 December 2024	P9 - Proposed Section A-A
Proposed Section(s)	31 December 2024	P10 - Proposed Section B-B
Proposed Section(s)	31 December 2024	P11 - Proposed Section C-C
Existing Layout Plan	31 December 2024	S1 - Existing Site Location Plan
Existing Floor Plan(s)	31 December 2024	S2 - Existing Ground Floor Plan
Existing Floor Plan(s)	31 December 2024	S3 - Existing First Floor Plan
Existing Roof Plan	31 December 2024	S4 - Existing Roof Plan
Existing Elevation(s)	31 December 2024	S5 - Existing North/West Elevation
Existing Elevation(s)	31 December 2024	S6 - Existing North/East Elevation
Existing Elevation(s)	31 December 2024	S7 - Existing South/East Elevation
Existing Elevation(s)	31 December 2024	S8 - Existing South/West Elevation
Existing Section(s)	31 December 2024	S9 - Existing Section A-A
Existing Section(s)	31 December 2024	S10 - Existing Section B-B
Existing Section(s)	31 December 2024	S11 - Existing Section C-C

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

2. 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. The rainwater goods and drainage apparatus hereby approved shall not overhang or otherwise encroach upon neighbouring properties. No surface water shall be discharged onto any adjoining property or the roadway.

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.

LW/24/0807

Two Ways The Highway Newhaven

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Elevation(s)	19 December 2024	2441.PL08 - Proposed Boundary Fence Front and Part Side Elevations
Proposed Section(s)	19 December 2024	2441.PL07 - Proposed Sections
Proposed Elevation(s)	19 December 2024	2441.PL06 - Proposed Rear and Side Elevations
Proposed Elevation(s)	19 December 2024	2441.PL05 - Proposed Front and Side Elevations
Proposed Roof Plan	19 December 2024	2441.PL04 - Proposed Roof Plan
Proposed Floor Plan(s)	19 December 2024	2441.PL03 - Proposed First Floor Plan
Proposed Floor Plan(s)	19 December 2024	2441.PL02 - Proposed Ground Floor Plan
Proposed Layout Plan	19 December 2024	2441.PL01 - Proposed Site Layout Plan
Proposed Block Plan	19 December 2024	2441.LP01 - Proposed Block Plan and Site Location Plan
Location Plan	19 December 2024	2441.LP01 - Proposed Block Plan and Site Location Plan

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

2. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with LLP1 policy CP11 and LLP2 policy DM25.

3. The parking area to the front of the dwelling shall be surfaced with a permeable material or be provided with appropriate drainage arrangements to ensure surface water run-off is managed entirely within the site, avoiding discharge onto neighbouring land and the highway.

Reason: In order to manage surface water flood risk in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 181 of the NPPF.

LW/24/0702

Valley Court Valley Road Newhaven

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Additional Documents	7 November 2024	OPT-CH-03 - Standard Window Details
Proposed Elevation(s)	7 November 2024	3414 09 - Proposed Window Elevations
Proposed Elevation(s)	7 November 2024	3414 08 - Proposed Window Elevations
Proposed Elevation(s)	7 November 2024	3414 07 - Proposed Rear and Side Elevations
Proposed Elevation(s)	7 November 2024	3414 06 - Proposed Front and Side Elevations
Existing Elevation(s)	7 November 2024	3414 05 - Existing Window Elevations
Existing Elevation(s)	7 November 2024	3414 04 - Existing Window Elevations
Existing Elevation(s)	7 November 2024	3414 03 - Existing Rear and Side Elevations
Existing Elevation(s)	7 November 2024	3414 02 - Existing Front and Side Elevations
Location Plan	7 November 2024	3414 01 - Location and Block Plans
Existing Block Plan	7 November 2024	3414 01 - Location and Block Plans
Sustainability Checklist/ Energy Stmt	7 November 2024	Sustainability Checklist for Minor Developments
Additional Documents	7 November 2024	Noise Impact Assessment
Design & Access Statement	7 November 2024	Design and Access Statement
Proposed Section(s)	7 November 2024	Proposed Two Pane Patio Door Sections

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

LW/24/0472

79 Court Farm Road Newhaven

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	22 July 2024	Site Location Plan
Other Plan(s)	22 July 2024	LDS23-CF-002 - Proposed Site Layout, Ground Floor, Roof Plan and Elevations
Proposed Floor Plan(s)	22 July 2024	LDS23-CF-002 - Proposed Site Layout, Ground Floor, Roof Plan and Elevations
Design & Access Statement	22 July 2024	Design & Access Statement

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

2. The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission on or before the expiration of three years from the date of this decision notice.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the appearance of the area in accordance with Policy DM25 of the Lewes Local Plan Part 2.

3. The building hereby awarded temporary permission shall be used only for storage purposes as described in the accompanying Design and Access Statement and only for the benefit of the occupants of 79 Court Farm Road.

Reason: To prevent an over-intensive use that would likely result in a detrimental impact upon the character of the surrounding area and the amenities of nearby residents in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM29 and para. 135 of the NPPF.

SDNP/24/04909/FUL

Foxhole Farm, The Old Farmhouse Seaford Road

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Plans	25.11.2024	Existing Plans
Plans	25.11.2024	Existing Elevations
Plans	25.11.2024	Location and Block Plan
Application Documents	25.11.2024	Statement

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