



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 6th May 2025 at 7:15pm.**

PRESENT: Councillors Pinky McLean-Knight (Chair)
Steve Saunders (Vice Chair)
Kim Bishop
Krissy Taylor
Lesley Boniface
Shaun Boniface

ALSO ATTENDING: Cllr. J. Woodling
Ken Dry, Town Clerk
Stephen Honey, Executive Officer
X1 Member of the Public

P082/25 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.

P083/25 **APOLOGIES FOR ABSENCE**

Cllr Graham Amy

P084/25 **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.

P085/25 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 25TH MARCH 2025 ARE AN ACCURATE RECORD OF THE MEETING.**

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

P086/25 **PETITIONS/PUBLIC QUESTIONS**

None received.

TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.

LW/896/CM

Fisher's Wharf, East Quay, Newhaven Port
Variation of Condition 3 of Planning Permission
LW/799/CM(EIA) to extend the hours of working.

Following discussion, the committee,

RESOLVED that they objected to this application as it was predicated purely upon extended operational hours and no other factor.

LW/25/0155

Flat 1 7 First Avenue Newhaven
Extension of existing driveway and dropped kerb.

Following discussion, the committee

RESOLVED that they supported this application on the proviso that any surfacing is of a permeable type.

LW/25/0115

Land at Valley Road Newhaven
Variation of Condition 1 (Landscaping) in relation to approval of LW/18/0406 to include appearance, layout and scale and associated hard and soft landscaping for 85 new dwellings.

The Town Clerk informed the meeting that this application was no longer available on the LDC Planning Portal and additionally there was no other information to suggest that it had been either agreed or refused.

LW/25/0162

52 Evelyn Avenue Newhaven
Replacement single storey rear extension and alterations to fenestration.

Following discussion, the committee,

RESOLVED that they had no objection to this application.

LW/25/0151

2 Chapel Street Newhaven
Demolition of former Newhaven Social Club and erection of 2 and 3 storey building comprising 6no. 2 bedroomed flats(C3) on first and second floors and 5no. business units on ground floor for Class E uses - Resubmission of LW/22/0152 (approved).

Following discussion, the committee,

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

- 'Overlooking' and loss of light to neighbouring properties,
- Over-development,
- Lack of parking, and

- No disabled access provision.

TW/25/0029/TPO

10 Vicarage Close Denton

T5 - Beech - Crown reduction to approximately 6m

Following discussion, the committee,

RESOLVED that they had no objection to this application on the proviso that the work is completed at the correct time of year and under the advisement of the Planning Authority's Tree Officer.

LW/25/0140

13 Howey Close Newhaven

Demolition of existing detached garage and replacement with outbuilding to house art studio.

Following discussion, the committee,

RESOLVED that they had no objection to this application on the proviso that the garage conversion shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling at 13 Howey Close and not for any trade or business purposes, as a holiday let or as a separate unit of accommodation.

LW/25/0196

27 Hillcrest Road Newhaven

Construction of a rear residential annexe.

Following discussion, the committee,

RESOLVED that they had no objection to this application on the proviso that the garage conversion shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling at 27 Hillcrest Road and not for any trade or business purposes, as a holiday let or as a separate unit of accommodation.

P088/25

TO CONSIDER AND NOTE A REPORT ON RECENT PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL.

Noted.

The Chair additionally informed the meeting that she had yet to receive a response to her letter concerning the Planning Authority decision(s) surrounding Llawroc, Wilmington Road, Newhaven (Applications LW/25/0014 and LW/25/0131) and would follow this up.

There being no further business, the Meeting closed at 20:10Hrs.

Date:

Chair



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: 27th May 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/25/0155

Flat 1 7 First Avenue Newhaven

Extension of existing driveway and dropped kerb

Considered by this committee 6th May 2025. The committee supported this application on the proviso that any surfacing is of a permeable type.

TW/25/0029/TPO

10 Vicarage Close Denton

T5 - Beech - Canopy reduction of a maximum of 2 metres

Considered by this committee 6th May 2025. The committee had no objection to this application on the proviso that the work is completed at the correct time of year and under the advisement of the Planning Authority's Tree Officer.

LW/25/0107

3 Second Avenue Newhaven

Raising section of existing patio and ramp to provide level access to property, alteration to fenestration to rear elevation

Considered by this committee 25th March 2025. The committee had no objection to this application.

LW/24/0649

53 Harbour View Road Newhaven

Redevelopment of existing dwelling into 5 No. dwelling houses

Considered by this committee 25th March 2025. The committee objected to this application for the following reasons:

- *Lack of Parking*
- *Difficulty with access*
- *Overdevelopment*
- *Concerns regarding surface water run-off*
- *Lack of biodiversity*

Appendix 1

Planning Conditions for Approved Applications.

LW/25/0155

Flat 1 7 First Avenue Newhaven

Drain and Soakaway

The arco drain and soakaway shown on the approved Ground Floor Plan (ref. 02) shall be brought into use prior to first use of the driveway hereby approved and thereafter maintained to prevent surface water running onto the highway.

Reason: to ensure the increased water run-off resulting from the additional impermeable area is managed within the site and does not affect the highway, in accordance with Policy DM22 of Lewes Local Plan Part 2.

TW/25/0029/TPO

10 Vicarage Close Denton

The specified works hereby approved shall not exceed those approved above and shall conform to British Standard BS:3998: 2010 Tree Work - Recommendations.

The above works must be completed within two years of the date of this consent and in the event of the works not being completed by that date, further consent will be required.

Reason: To avoid any irreversible damage to protected trees pursuant to section 197 of the Town and Country Planning Act 1990 and to safeguard and enhance the character and amenity of the site and locality.

To ensure our records remain accurate and to take account of any changes to the tree, the site or the general setting in the intervening period that may impact any subsequent decisions issued by the Council.

LW/25/0107

3 Second Avenue Newhaven

By virtue of Section 91 of the Town and Country Planning Act 1990, the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date on which this permission is granted.

LW/24/0649

53 Harbour View Road Newhaven

Time limit

The development to which this permission relates shall be begun within three years of the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

Permitted Development Restriction

Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 and Part 2 of Schedule 2, (with the exception of replacement windows) other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policies CP11, DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

Obscure Glazing/Fixed Shut

The first floor side facing windows in the dwellings hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: to protect the privacy of neighbouring residents, in accordance with Policy DM28 of Lewes Local Plan Part 2.

No Roof Terraces

The flat roofing over the single storey extensions shall be used as green roofs (as indicated) and not be used as a roof terrace, balcony or any other form of amenity space at any time and shall be accessed only for maintenance purposes or in response to an emergency.

Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policies DM25 and DM28

Details of materials

Notwithstanding any details shown on the approved plans, no development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples/details of all hard surfacing materials
- d) samples/details of the proposed window, door and balcony treatments
- e) samples/details of all other materials to be used externally

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with Policies CP11 of LLP1 and DM25 of LLP2.

Hard and Soft Landscaping and BNG

No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for landscaping and details of how at least 10% biodiversity net gain will be achieved, has been submitted to and approved in writing by the Local Planning Authority.

The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner.

The scheme shall include the following:

- a) Details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
- b) A schedule detailing sizes and numbers/densities of all proposed trees/plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
- c) Details of all boundary treatments to include type, position, design, dimensions and materials;
- d) Any trees or 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.
- e) details of enhancements to achieve a minimum of 10% biodiversity net gain
- f) confirmation that the purchase of the required habitat units has been completed

Reason: To enhance biodiversity and the appearance of the development in the interest of the visual amenities of the area, in accordance with Policy DM27 of LLP2 and Policy NE1 of the Newhaven Neighbourhood Plan.

Ecological Design Strategy

No development shall take place until an ecological design strategy (EDS) addressing enhancement of the site to provide biodiversity net gain has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

1. purpose and conservation objectives for the proposed works;
2. review of site potential and constraints;
3. detailed design(s) and/or working method(s) to achieve stated objectives;
4. extent and location /area of proposed works on appropriate scale maps and plans;

5. type and source of materials to be used where appropriate, e.g. native species of local provenance;
6. timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
7. persons responsible for implementing the works;
8. details of initial aftercare and long-term maintenance;
9. details for monitoring and remedial measures;
10. details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 187 and 192 of the National Planning Policy Framework, and Core Policy CP10 of the Lewes District Local Plan 2016.

CEMP Biodiversity

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following:

1. risk assessment of potentially damaging construction activities;
2. identification of "biodiversity protection zones";
3. practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
4. the location and timing of sensitive works to avoid harm to biodiversity features;
5. the times during construction when specialist ecologists need to be present on site to oversee works;
6. responsible persons and lines of communication;
7. the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
8. use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To ensure that any adverse environmental impacts of development activities are mitigated, to avoid an offence under the Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2017, as amended, and the Protection of Badgers Act, 1992, and to address Core Policy CP10 of LLP1.

Porous Materials

Any hard surfacing on the site frontage shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct runoff water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To ensure increased run-off is managed within the site so flood risk is not increased elsewhere in accordance with Policy DM22 of the Lewes Local Plan Part 2 and D2 of the Newhaven Neighbourhood Plan

Construction Management Plan

No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period.

The Plan shall provide details as appropriate but not be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access, egress, turning and routing of vehicles
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,

- storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction on the public highway
- measures to manage flood risk, both on and off the site, during the construction phase.
- arrangement of holding areas for construction vehicles
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Drainage Scheme

Prior to the commencement of development, a drainage scheme based on the details set out in the approved Surface Water Management Report (Rev A), shall be submitted based on the approved drainage details, setting out:

- The responsibilities of each party for the implementation of the SuDS scheme;
- A timetable for the implementation of the SuDS scheme;
- A management and maintenance plan for the lifetime of the development;

The approved details shall be implemented prior to first use of the development hereby approved and retained and maintained thereafter.

Reason: To ensure increased run-off is managed within the site so flood risk is not increased elsewhere in accordance with Policy DM22 of the Lewes Local Plan Part 2.

Surface Water Drainage

Prior to the commencement of any construction works suitable arrangements shall be put into place to prevent the discharge of surface water from the site onto neighbouring land, including the public highway, with this arrangement maintained in place throughout the construction phase.

Prior to the first occupation of the development hereby approved, full details of surface water drainage infrastructure, which shall follow the principles of sustainable drainage as far as practicable and be devised by a chartered civil engineer, shall be provided along with evidence in the form of photographs and documentation to confirm the drainage infrastructure has been installed in accordance with those details.

The surface water drainage system shall be retained as approved thereafter.

Reason: In order to ensure surface water is managed effectively in accordance with policy D2 of the Newhaven Neighbourhood Plan, LLP1 policy CP12, LLP2 policy DM22, and para. 181 of the NPPF

Foul Drainage

Prior to the first occupation of any part of the development foul drainage arrangements shall be in place and confirmation of a connection agreement for access to the public sewer system, issued by Southern Water, shall be provided to the Local Planning Authority.

Reason: In order to ensure drainage is managed correctly and surrounding water bodies are protected from pollution in accordance with policy D2 of the Newhaven Neighbourhood Plan, LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 181 of the NPPF.

Archaeology 1

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Archaeology 2

The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Parking areas

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area[s] shall thereafter be retained for that use.

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

Parking dimensions

The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls or fences).

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Electric Vehicle Charging Points

Prior to the first occupation of each dwelling hereby approved, a minimum of 1 x functioning electric vehicle charging points per dwelling 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 point(s) 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.

Cycle Parking Storage

The development shall not be occupied until cycle parking has been provided in accordance with the approved plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area[s] shall thereafter be retained for that use.

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

Refuse and Recycling Storage

Notwithstanding the approved plans, no development above ground floor slab level shall take place until full details of the refuse and recycling storage have been submitted to and approved in writing by the Local Planning Authority.

The storage and recycling facilities shall be constructed in accordance with the approved details before the development is first occupied and maintained thereafter.

Reason: to ensure suitable storage of waste and collection arrangements to protect the amenity and character of the area in accordance with Policy DM26 of the LLP2.

Energy efficiency

No development above ground floor slab level shall take place until details of how the development (both the host dwelling and new dwelling), will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption have been submitted to and approved in writing by the Local Planning Authority.

The approved measures shall be put in place prior to the first occupation of the dwelling, and shall be retained as such thereafter.

Reason: in order to reduce locally contributing causes of climate change in accordance with Policy CP14 of the Lewes District Local Plan Part One and the NPPF.

Construction Hours

Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to policies CP11 and DM25 of the Lewes District Local Plan and the National Planning Policy Framework.

Previously unidentified contamination

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) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved and a verification report shall be submitted to the Local Planning Authority.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework]

Asbestos Survey

Prior to demolition, a full asbestos survey must be carried out on the building to be demolished. Any asbestos containing materials (ACMs) must be removed by a suitable qualified contractor and disposed off-site to a licenced facility. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework].

Accessible and Adaptable

Prior to any development on site, details of accessible and adaptable housing on site are to be submitted to and agreed in writing by the LPA, covering: Accessible and adaptable - M4 Building Regulations.

Reason: To comply with LLP1 DM25 (8) accessibility and design and the NPPF 96,123 and 135

