



NEWHAVEN TOWN COUNCIL

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

Date: 26th August 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/24/0257

Land to South of Searchlight Workshops Station Road
Erection of 2no. dwellings with car parking

Considered by this committee 30th April 2025. The committee had no objection to this application.

LW/25/0370

64 Arundel Road Denton
Replacement boundary walls and fences with new gates

Considered by this committee 29th July 2025. The committee had no objection to this application.

LW/25/0229

32 Seaview Road Newhaven
Section 73A retrospective planning permission for side extension annex to be used as a full time self contained holiday let

Considered by this committee 24th June 2025. The committee objected to this application for the following reasons;

- *Ancillary Use. As exemplified by (though not limited to) those Planning Conditions stipulated in other recently approved Planning Applications such as LW/25/0196 and LW/25/0140,*
- *Damaging to the residential amenity and character of the surrounding area,*
- *Accommodation not for purposes incidental to the occupation and enjoyment of the sole occupants of 32 Seaview Road, and*
- *Creates a significant precedent of 'holiday lets' within a residential area.*

LW/25/0319

McDonalds Drove Road Newhaven

Refurbishment to include a 5 sqm extension to the rear crew room and a new dry store sited within the existing back of house corral area and fenestration alterations

Considered by this committee 29th July 2025. The committee had no objection to this application.

LW/25/0352

54 Station Road Denton

Demolition of existing conservatory, single-storey rear extension, infill ground floor front extension, rear dormer

Considered by this committee 29th July 2025. The committee supported this application.

LW/25/0367

5 To 7 Geneva Road Newhaven

Demolition of dwelling at 5 Geneva Road and erection of two dwellings on land at 5 and 7 Geneva Road

Permission granted in principle.

Considered by this committee 29th July 2025. The committee had no objection to this application on the following provisos;

- *That a full ecological assessment be undertaken in light of the objection lodged, and*
- *That there is a provision of 'Swift bricks' within the building construction.*

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0257

Land to South of Searchlight Workshops Station Road

Prior to the first occupation of either of the dwellings hereby approved, a minimum of 1 x functioning electric vehicle charging point shall be installed for use by the occupants of each 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. 117.

Prior to the first occupation of the either of the dwellings hereby approved, the vehicular access and parking areas shall be constructed, surfaced and marked out in accordance with details provided on the approved plans. Appropriate drainage shall be in place to prevent discharge of surface water onto the public highway. These areas shall thereafter not be used for any other purpose without prior written approval from the Local Planning Authority.

Reason: To provide functional 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 in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.115 and 117 of the NPPF.

Prior to the first occupation of either of the dwellings hereby approved, secure and covered refuse and cycle storage facilities shall be installed in the positions shown on the approved plans and maintained in place thereafter throughout the lifetime of the development.

Reason: In order to encourage the use of sustainable modes of transport in accordance with LLP1 policy CP13 and NPPF para. 117 and in the interest of visual and environmental amenity in accordance with LLP1 policy CP11, LLP2 policies DM20 and DM25 and para. 135 of the NPPF.

Prior to their first application, details of all external materials and finishes (including photographs) 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 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 and para. 135 of the NPPF.

Prior to the first occupation of each of the dwellings hereby approved, details including full specifications of all measures to improve energy efficiency and reduce carbon emissions, including the use of solar panels and air source heat pumps where practicable, shall be submitted to and approved by the Local Planning Authority and shall be maintained in place thereafter for the lifetime of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM25 and para. 164 of the NPPF

Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following:

- Details of all boundary treatments (to include appropriate gaps beneath to allow for wildlife to move between sites);
- Details of all hard surfacing;

- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- Details of any planting to be removed as well as protection measures for retained trees/hedging; • Green roof planting;
- Ecological enhancements and delivering a minimum 10% Biodiversity Net gain following the Biodiversity Gain Hierarchy set out in Part 7A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended);

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened, delivers biodiversity enhancements and provides a secure and safe environment for future occupants in accordance with LLP1 policies CP8 and CP10, LLP2 policies DM24 and DM25 and para. 135 and 187 of the NPPF and in accordance with the standard condition for biodiversity net gain set provided in Schedule 7A, para. 13 of the Town and Country Planning Act 1990 (as amended).

No development shall commence until, a Construction Management Plan (incorporating a Waste Management Plan) setting out measures to reduce the impact of construction works on neighbouring residents (including mitigation for noise, light and air/dust emissions), control and manage waste, prevent obstruction to the highway by caused by contractor parking and delivery vehicles and to include details of site security has been submitted to and approved by the Local Planning Authority. Construction works shall be carried out in full adherence with the approved plan at all times.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area in accordance with LLP2 policy DM20, DM23 and DM25 and para. 115, 117 and 187 of the NPPF.

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), no additional first floor windows shall be added to the side or rear elevations of the dwelling at plot 2.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

No part of the flat roofing shall be used as a balcony or terrace at any time, with any access to the roof prohibited other than for maintenance or emergency purposes.

Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policy CP11 and LLP2 policies DM25 and DM28 and para. 135 of the NPPF.

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 along with a confirmed build over agreement (or confirmation one is not required) in relation to elements of the development that reach within 3 metres of the existing public sewer.

Reason: In order to ensure drainage is managed correctly, to protect sewage infrastructure and ensure surrounding water bodies /groundwater are protected from pollution in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and para. 187 of the NPPF.

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority, unless otherwise agreed in writing:

- a) A site investigation scheme, based on phase 1 assessment of the site to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The site investigation results and the detailed risk assessment (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

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 LLP1 policies CP10 and CP11, LLP2 policies DM20, DM22 and DM23 and para. 196 and 197 of the NPPF.

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 the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

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 LLP1 policies CP10 and CP11, LLP2 policies DM20, DM22 and DM23 and para. 197 of the NPPF.

Prior to occupation of any part of the permitted development where remediation is required, a verification report or reports demonstrating completion of the works set out in any approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. This report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. Occupation of parts of the development where no remediation is required may proceed without the need for such a verification report, and occupation of plots where remediation has been completed may proceed once the verification report for those specific plots has been submitted to and approved by 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 LLP1 policies CP10 and CP11, LLP2 policies DM20, DM22 and DM23 and para. 197 of the NPPF.

LW/25/0370

64 Arundel Road Denton

The external finishes of the development hereby approved shall match those shown on the approved plans and shall be maintained as such at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: to assist integration with the existing dwelling in the interest of visual amenity in accordance with LLP1 policy CP11, and LLP2 policies DM25 and DM28.

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, para 187, 196 & 197].

LW/25/0229

32 Seaview Road Newhaven

The holiday let hereby approved shall be occupied by a maximum of two (2) persons at any time.

Reason: to protect the amenity of neighbouring residents from unacceptable noise and disturbance, in accordance with Policies DM20 and DM23 of the Lewes Local Plan Part 2.

The holiday let hereby approved shall not be let to or occupied by any person or persons for more than 28 consecutive days at a time.

Reason: To protect future occupiers from unsuitable long term accommodation and to prevent the unit from being used as longer term accommodation to the detriment of residents in accordance with policies DM23 and DM25 of Lewes Local Plan Part 2.

LW/25/0319

McDonalds Drove Road Newhaven

Flood Emergency Plan

The approved Flood Emergency Plan (ref. Glanville, 002_4250281_HG_FEP_Newhaven_0925, received 8 July 2025) shall be implemented in full throughout the construction and operation of the development hereby approved.

Reason: To ensure that appropriate measures are in place to minimise the impact of flooding events, in accordance with Policy DM22 of Lewes Local Plan Part 2.

LW/25/0352

54 Station Road Denton

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. 135 of 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 DM28 of the Lewes District Local Plan.

No Roof Terrace

The flat roofing over the single storey extension shall 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.

Surface water drainage

All surface water generated by the hard surfacing shall be managed via permeable surfacing or appropriate drains within the site curtilage and shall not be discharged onto neighbouring property or onto the public highway.

Reason: In the interest of managing surface water flood risk and to prevent damage or disruption on the public highway network in accordance with LLP1 policies CP11 and CP12, LLP2 policy DM22 and para. 181 of the NPPF.

LW/25/0367

5 To 7 Geneva Road Newhaven

The grant of Permission in Principle does not convey approval of detailed matters such as layout, scale, access, landscaping, or ecological mitigation. These matters will be subject to assessment at the Technical Details Consent stage, which must be submitted and approved before any development can commence