



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: 23rd September 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/25/0290

10 South Way Newhaven

Prior Approval Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA for Change of use from Commercial, Business and Service (Use Class E) to 3no Dwellinghouses (Use Class C3)

Not considered by this committee

LW/25/0336

1 Norton Road Newhaven

Conversion of existing dwelling to form 3no. flats

Considered by this committee 29th July 2025. the committee unanimously objected to this application for the following reasons;

- *Increased and detrimental impact upon on-street parking in an area of the town that has significant parking pressures already,*
- *Concerns regarding the proposed room sizes and layout within the application.*

LW/25/0310

21 Eastbridge Road Newhaven

Section 73a retrospective single storey front porch extension

Considered by this committee 26th August 2025. the committee unanimously objected to this application for the following reasons;

- *This was not a 'porch extension' but actually a 'ground floor extension',*
- *They were concerned that there was clearly a 'Party-wall' issue to be determined, and*
- *That there was also the matter of Building Regulations control to be determined too.*

PLANNING APPLICATIONS REFUSED

LW/25/0332

49 Station Road Denton

Demolition of detached garage with construction of 1no. new dwelling

Considered by this committee 29th July 2025. the committee unanimously objected to this application for the following reasons;

- *They disagreed with Planning Officers report,*
- *Detrimental impact upon on-street parking caused by the effective net loss of off-street parking that would result from this application.*

Appendix 1

Planning Conditions for Approved Applications.

LW/25/0290

10 South Way Newhaven

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].

No construction or demolition work shall take place outside the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: This is to protect residential amenity.

Prior to occupation, details of waste and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided before first occupation and retained thereafter.

Reason: In the interest of proper planning.

Prior to occupation, secure cycle storage shall be provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The storage shall be retained thereafter.

Reason: In the interest of proper planning.

Matching Materials

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 policies DM25 and DM28 of the Lewes Local Plan Part 2.

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.

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.

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.

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.

Sustainability measures

Prior to the first occupation of the development full details of measures incorporated to improve energy efficiency, reduce carbon emissions and increase water efficiency/rainwater storage shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out in accordance with those approved details.

Reason: In the interest of sustainability in accordance with LLP1 policy CP14, LLP2 policy DM25 and para. 152 and 153 of the NPPF.

Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment (Project No. 1141, Revision B, April 2025) and the following mitigation measures it details:

- o All sleeping accommodation shall be located on the first floor and above only.
- o First floor finished levels shall be set no lower than 6.02 metres above Ordnance Datum (AOD).
- o Flood resistance and resilience measures shall be incorporated up to the design flood level as outlined in sections 8.3.5 and 8.3.6 of the Flood Risk Assessment.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: To reduce the risk of flooding to the proposed development and future occupants. The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Landscaping scheme

Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for landscaping 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.

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 and DM30 of LLP2.

LW/25/0310

21 Eastbridge Road 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.