



NEWHAVEN TOWN COUNCIL

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

Date: 27th January 2026

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/25/0586

45 Claremont Road Newhaven

Erection of a detached side garage in the garden

Considered by this committee 21st October 2025. The committee, unanimously, had no objection to this application, however they would like planning officers to ascertain if this is indeed a standalone Garage or an Outbuilding as the submitted drawings were entitled differently to each other.

LW/25/0567

Street Record Newhaven Square

Proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s) with two digital 75-inch LCD display screens, one on each side of the Street Hub unit

Considered by this committee 25th November 2025. The committee had no objection to this application, though expressed concerns of the potential loss of the ATM (Cash Machine) at this location and the likelihood of criminal damage to the Street Hub unit.

LW/25/0530

Community Centre Denton Road

Additional floor to provide office accommodation and internal remodelling to create new cafe and improved toilets

Considered by this committee 25th November 2025. The committee

would hope for and appreciate a favourable view of this application by the Planning Authority.

LW/25/0599

Railway Approach Newhaven

Erection of gateway structures which highlight key public amenities including Newhaven Town Station, the Bus Interchange, the Ferry Port, entrances to The Sidings and Marine Workshops

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

Appendix 1

Planning Conditions for Approved Applications.

LW/25/0586

45 Claremont Road Newhaven

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.

Access to the flat roof areas of the development hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with LLP2 policy DM28.

LW/25/0567

Street Record Newhaven Square

Within one month of the development commencing, the existing telephone call box (and all associated machinery and paraphernalia), as depicted on the proposed site plan, shall be removed in its entirety, and the affected land made good to the same condition as the adjacent land.

Reason: in the interest of visual amenity, in accordance with Policy DM25 of the Lewes Local Plan Part 2.

The intensity of the illumination of the two digital display screens hereby permitted shall not exceed 600 candelas per square metre (cd/m²) and will display only static images that alternate no more frequently than once every ten seconds.

Reason: To ensure the safety of persons and vehicles proceeding along the highway and the amenity of local residents, in accordance with Policy DM20 of the Lewes Local Plan Part 2.

The development hereby permitted shall be managed in accordance with the approved BT Anti-Social Behaviour Management Plan (version 3, dated April 2021), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity and safety of local residents and the visual amenity of the area, in accordance with Policies DM20 and DM25 of the Lewes Local Plan Part 2.

No development shall take place until samples of the materials (including full details of proposed windows, specification and opening etc.) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: to ensure a satisfactory appearance to the development.

The office and café shall not be first brought into use until a Flood Emergency Plan, in accordance with the approved Flood Risk Assessment (received 29 October 2025, ref. 96406-HampsonArchDentonRd v1.0) has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented upon the first occupation of the building hereby permitted and maintained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the safety of the occupiers and users of the development against the risk of flooding.

No development shall commence 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 method of access and egress and routeing of vehicles during construction.
- the location of parking of vehicles by site operatives and visitors.
- the storage, loading and unloading of plant and materials used, and waste produced in the construction of the development.
- the erection and maintenance of security hoarding.
- measures to prevent mud being tracked onto the highway by vehicles.
- measures to manage surface water run-off within the site during construction.
- measures to minimise the impact on neighbouring residents from noise and emissions to air.
- up to date contact details for site operatives throughout the construction process, including where they shall be displayed on the site at all times.

The approved Construction Management Plan shall be implemented and adhered to throughout the construction period, including site preparation.

Reason: In the interests of highway safety, the maintenance of operation of the community use, and the environmental amenities of the area in accordance with Policies CP11 and DM25 of the Lewes District Local Plan

Hours of operation at the site during any demolition, site clearance, preparation and construction shall be restricted to 0800 to 18:00 hours Monday to Friday and 09:00 to 13:00 hours on Saturdays. No machinery shall be operated, no process shall be carried out, and no deliveries or collections shall be made at the site outside of these specified times.

Reason: to protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.

The use of the café or offices hereby permitted shall not commence take place until details of secure, covered parking for at least six cycles has been submitted to and approved in writing by the Local Planning Authority. The parking shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy CP13 of the Lewes Local Plan Part 1.

Notwithstanding the submitted details, the use of the café or offices hereby permitted shall not commence until details of the carparking layout, including the provision of two blue badge spaces, have been submitted to and approved in writing by the Local Planning Authority. The approved layout shall thereafter be implemented with the parking spaces marked out and retained as such thereafter.

Reason: To provide adequate space for the parking of vehicles including those with mobility needs in accordance with Policy CP13 of the Lewes Local Plan Part 1.

LW/25/0599

Railway Approach Newhaven

The external materials and finishes installed shall in accordance with the details provided on the approved plans and thereafter be maintained in place unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and para. 135 the NPPF.

Prior to any installation, details of all external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity, ecology and highway safety in accordance with LLP1 policy CP11, LLP2 policy DM20 and para. 193 and 198 of the NPPF.

Prior to any planting being carried out, full details of planting location, species and maintenance arrangements shall be submitted to and approved by the Local Planning Authority. These details should include site levels and demonstrate suitable accessibility to the swing bridge compound at the end of Railway Approach will be retained.

Reason: In the interest of visual amenity and accessibility in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 117 of the NPPF.

There shall be a minimum clearance of 2.3 metres from the footway level to the underside of the gateway structure.

Reason: In order to prevent obstruction to access in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para. 115 and 117 of the NPPF.