



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 27th January 2026 at 8:18pm.**

PRESENT: Councillors Krissy Taylor (Vice Chair)
Lesley Boniface
Kim Bishop
Graham Amy
Pinky McLean-Knight

ALSO ATTENDING: Ken Dry, Town Clerk
X3 Members of the Public

P052/26 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.

P053/26 **APOLOGIES FOR ABSENCE**

Cllrs Saunders and Chapman

P054/26 **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.**

Cllr. Bishop informed the meeting that she was a good friend of the applicant for LW/25/0723.

Cllr. McLean-Knight informed the meeting that her Son resided close to the application LW/25/0726.

P055/26 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 25th NOVEMBER 2025 ARE AN ACCURATE RECORD OF THE MEETING.**

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

P056/26 **PETITIONS/PUBLIC QUESTIONS**

The Town Clerk confirmed that no Petitions or Public Questions had been received.

TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.

LW/25/0723

59 Court Farm Road Newhaven

Single storey rear extension to replace conservatory, single storey extension to front porch, part conversion of garage to create living space, and alterations to rear fenestration.

Following discussion, the committee unanimously

RESOLVED that they had no objection to this application.

LW/25/0694

29A High Street Newhaven

Change of use of retail unit from Class E premises (ground floor only) to Sui Generis with internal changes to the layout including addition of a bar and toilets for customer use.

Following discussion, the committee unanimously

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

- The application lacked sufficient tangible information,
- Concerns regarding the apparent physical size of the property,
- Concerns surrounding the very likely impacts from noise and potential ASB, and,
- It is an unsuitable location.

LW/26/0002

7 Thompson Road Denton

Addition of 1no. side dormer, installation of cladding to front elevation at first floor level and to existing side dormer, increase of roof overhang and barge board.

Following discussion, the committee unanimously

RESOLVED that whilst they had no objection to this application, the matter of 'overlooking' requires careful consideration by Planning Officers.

SDNP/25/04869/FUL

Foxhole Farm Seaford Road, Newhaven

Erection of equestrian dwelling and new stables including isolation block, demolition of existing stables.

The Chair invited the applicants for this to provide further details in support of their application.

Following discussion, the committee

unanimously

RESOLVED that they had no objection to this application.

LW/25/0726

62 Meeching Road Newhaven

Change of use from existing 6-bed, 6-person HMO (C4) into a 8-bed, 8 person HMO (Sui Generis) with associated refuse and cycle storage provisions.

Following discussion, the committee unanimously

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

- Overdevelopment,
- Additional and more acute pressure for on-street parking,
- Concern surrounding Fire Regulations/Safety,
- The risk of increased likelihood of Anti-Social Behaviour and
- Lack of information/evidence in support of housing needs for local people ('Local Need First')
- This appears to be a further iteration of a previous application LW/25/0462

LW/25/0713

Land at Valley Road Newhaven

Approval of Reserved Matters following Outline Planning Permission (LW/19/0205) - Erection of 9 x 3 bedroom dwellings with off road parking and landscaping and new access from Valley Road.

Following discussion, the committee unanimously

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

- Introduction of high volumes of traffic to an 'unadopted road'
- Severe impacts upon drainage with further resultant impacts upon bio-diversity culminating in Long-Term Environmental Damage.
- Notwithstanding the aforementioned factors, any building development would require a significantly detailed and effective Construction Management Plan.

P058/26

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

Noted.

There being no further business, the Meeting closed at 21:11Hrs.

Date:

Chair

DRAFT



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

TOWN COUNCIL OFFICES
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To: Planning and Development Committee **Agenda Item 6.**

Date: 24th February 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/25/0723

59 Court Farm Road Newhaven

Single storey rear extension to replace conservatory, single storey extension to front porch, part conversion of garage to create living space, and alterations to rear fenestration

Considered by this committee 27th January 2026. The committee had no objection to this application.

LW/25/0694

29A High Street Newhaven

Change of use of retail unit from Class E premises (ground floor only) to Sui Generis with internal changes to the layout including addition of a bar and toilets for customer use

Considered by this committee 27th January 2026. The committee unanimously objected to this application for the following reasons;

- *The application lacked sufficient tangible information,*
- *Concerns regarding the apparent physical size of the property,*
- *Concerns surrounding the very likely impacts from noise and potential ASB, and,*
- *It is an unsuitable location.*

PLANNING APPLICATIONS REFUSED

LW/25/0715

1 Hillcrest Road Newhaven

Replacement dilapidated single garage with a new double garage at the same height

Not considered by this committee.

Appendix 1

Planning Conditions for Approved Applications.

LW/25/0723

59 Court Farm Road Newhaven

The external materials and finishes of the development hereby permitted shall match those specified in the application form and supporting documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CP11 of the Lewes Local Plan Part 1 and Policy DM25 of the Lewes Local Plan Part 2.

LW/25/0694

29A High Street Newhaven

Unless otherwise agreed in advance and in writing by the local planning authority, the bar/pub use hereby permitted shall not be open to customers outside of the hours of 1000 and 0000 on Monday to Saturday; and 1000 to 2300 on Sunday.

Reason: in order to limit the noise impact of the use on neighbouring residents, particularly those in dwellings above the unit and in adjacent buildings, in accordance with Policy DM23 of the Lewes Local Plan Part 2.