



## 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](mailto:admin@newhaventowncouncil.gov.uk)

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

Date: 30<sup>th</sup> June 2026

Contact for this report: Ken Dry - Town Clerk

Subject: **Recent Planning Decisions by Lewes District Council**

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### **LEWES DISTRICT COUNCIL PLANNING DECISIONS**

#### **PLANNING APPLICATIONS APPROVED**

**Conditions for Approved Applications can be found at Appendix 1 of this report.**

**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

*Considered by this committee 27<sup>th</sup> January 2026. The committee 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*

**LW/26/0180**

#### **2 Wellington Road Denton**

Roof extension with addition of 2no. front and 1no. full width rear dormer to create first floor living space

*Considered by this committee 26<sup>th</sup> May 2026. The committee had no objection to this application*

**LW/26/0102**

**1 Hillcrest Road Newhaven**

Replacement of single detached garage with a double detached garage

*Considered by this committee 28<sup>th</sup> April 2026. The committee had no objection to this application*

**LW/26/0197**

**47 Marshall Lane Newhaven**

Use of the existing ground floor (47c) and first floor (47a and 47b) as three self-contained residential flats continuously for a period in excess of 10 years

*Considered by this committee 26<sup>th</sup> May 2026. The committee had no objection to this application*

**LW/907/CM**

**Newhaven Energy Recovery Facility North Quay Road**

Erection of a single storey "ZappShelter" for parts and equipment storage to the west of the Energy Recovery Facility at Newhaven North Quay

*Considered by this committee 26<sup>th</sup> May 2026. The committee had no objection to this application*

**LW/26/0137**

**1 Lapierre Road Newhaven**

Erection of 1no. detached dwelling with associated parking

*Considered by this committee 26<sup>th</sup> May 2026. The committee had no objection to this application, though, whilst noting the change in angle of the proposed driveways it was recommended that the hedge surrounding the property be removed in order to maintain lines of site for vehicles entering the road and leaving those properties.*

**PLANNING APPLICATIONS REFUSED**

**LW/26/0179**

**The Old Chapel Church Hill Newhaven**

Conversion of existing Chapel into between 5-7 dwellings

*Considered by this committee 26<sup>th</sup> May 2026. The committee had no objection to this application, though recommended the following matters to be noted/actioned;*

- *Calculations for vehicle parking provided by the applicant do not reflect the actual reality of parking and vehicle access to this building and the surrounding area(s),*
- *There appears to be no provision for E/V Charging,*
- *That the application did not accurately reflect the physical access challenges for service and Emergency Service vehicles,*
- *Given the building location and the issues of access, a detailed Construction Management Plan is of great importanc*

## **Appendix 1**

### **Planning Conditions for Approved Applications.**

**LW/25/0713**

**Land at Valley Road Newhaven**

No development above slab level shall take place until details and samples of all external materials to be used in the construction of the dwellings and hardstanding have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance in accordance with Policy DM25 of the Lewes District Local Plan Part 2 and Policy D1 of the Newhaven Neighbourhood Plan.

No development above slab level shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include planting, hard surfacing, levels, retention of existing vegetation and boundary treatments. The approved scheme shall be implemented in the first planting season following first occupation.

Reason: To secure appropriate landscaping in accordance with Policies CP11 and DM24. No development above slab level shall take place until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority and implemented prior to first occupation.

Reason: To ensure acceptable visual amenity and privacy.

Prior to installation, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to minimise impact on ecology and neighbouring amenity.

Reason: To protect biodiversity and residential amenity in accordance with Policies CP11 and DM24.

The dwellings shall incorporate the photovoltaic panels, air source heat pumps and electric vehicle charging points shown on the approved plans prior to occupation and these shall thereafter be retained. Reason: To reduce carbon emissions in accordance with Policy CP10 and Policy D2 of the Newhaven Neighbourhood Plan.

No development shall commence until a scheme of intrusive ground investigation has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The investigation shall include deep boreholes and associated geotechnical testing to assess: - chalk structure and strength - potential dissolution features and cavities - groundwater conditions - geotechnical parameters relevant to the proposed soakaway and foundation design. The investigation shall thereafter be carried out in accordance with the approved details and the results submitted to the Local Planning Authority.

Reason: To ensure the suitability of the drainage strategy and safeguard structural stability in accordance with Policy CP12.

**LW/26/0180**

**2 Wellington Road Denton**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building in material, colour, texture and profile unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance and to preserve the character of the area in accordance with Policies CP11 and DM25.

Notwithstanding the approved plans, no windows or other openings shall be inserted in the side elevations at first floor level without the prior written consent of the Local Planning Authority.

Reason: To protect the privacy of neighbouring occupiers in accordance with Policy DM25.

**LW/26/0102**

**1 Hillcrest Road Newhaven**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling in colour, texture and finish, unless otherwise specified on the approved plans, including drawing no. 0159-EE-060 (Proposed Details). The development shall be carried out in full accordance with the approved details and retained as such thereafter.

Reason: To ensure that the development integrates satisfactorily with the existing dwelling and preserves the character and appearance of the surrounding area, in accordance with Policy DM25 of the Lewes Local Plan and the National Planning Policy Framework.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no extensions, alterations, or additions (including the insertion of windows or doors) shall be carried out to the approved garage without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over further development in the interests of safeguarding the character and appearance of the area and the amenities of neighbouring occupiers, in accordance with Policy DM25 of the Lewes Local Plan.

The development shall incorporate measures to ensure that surface water is disposed of within the site and shall not increase run-off onto the public highway or adjoining land.

Reason: To prevent increased flood risk and to protect neighbouring amenity, in accordance with Policy DM25 of the Lewes Local Plan

**LW/26/0197**

**47 Marshall Lane Newhaven**

No conditions

**LW/907/CM**

**Newhaven Energy Recovery Facility North Quay Road**

No documents

**LW/26/0137**

**1 Lapierre Road Newhaven**

Construction works including site clearance shall be restricted to between the hours of 0800 and 1800 on Monday to Friday and 0830 to 1300 on Saturdays, with none permitted on Sundays or Bank/Statutory Holidays.

Reason: In the interest of protecting the amenity of neighbours, in accordance with Policy DM25 of LLP2.

The development shall not be occupied until contained bin stores have been provided for two domestic waste bins, which shall be retained thereafter for that use.

Reason: In order that the storage of bins is in a sightly, secure manner that minimises odours and vermin, in accordance with Policy DM25 of LLP2.

The development shall not be occupied until a secure, covered cycle storage area has been provided for at least two cycles. This facility 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.

The development shall not be occupied until a parking area has been provided in accordance with the approved Proposed Ground and First Floor Plans. The area shall thereafter be retained for that use and not used other than for the parking of a motor vehicle.

Reason: to ensure the safety of people and vehicles entering and leaving the access and proceeding along the highway.

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, other than hereby permitted, shall be undertaken at either the site or donor property 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 and DM34 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.