

## Contact details

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## **SOUTH DOWNS NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE**

A meeting of the Planning Committee will be held at **10.00am on Thursday 15 February 2024**, at **The Council Chamber, County Hall, St Anne's Crescent, Lewes, BN7 1UE**.

**Tim Slaney**, Chief Executive (Interim) (National Park Officer)

### **AGENDA**

**1. Apologies for absence**

**2. Declaration of interests**

To enable Members to declare to the meeting any disclosable interest they may have in any matter on the agenda for the meeting.

**3. Minutes of previous meeting held on 14 December 2023**

To approve as a correct record the minutes of the Planning Committee meeting held on 14 December 2023 (Page 5).

**4. Updates on previous Committee decisions**

To receive any updates on previous Committee decisions.

**5. Urgent matters**

To consider any matters on the agenda which the Chair agrees should be considered as a matter of urgency due to special circumstances.

### **DEVELOPMENT MANAGEMENT**

**6. Local Authority: Lewes District Council**

**Application No:** SDNP/23/00526/OUT - North Street Industrial Estate & 8 North Street

**Proposal:** Hybrid planning application for the redevelopment of the North Street Industrial Estate, North Street, Lewes for a residential-led, mixed use development. Seeking full planning permission for Phase 1 and parts of Phase 2, being the demolition of existing buildings, construction of flood defences, highways improvement works including three new bus lay-bys off Phoenix Causeway, and a temporary construction access ramp from Phoenix Causeway to serve a temporary construction and manufacturing yard; and the erection of buildings up to 5 storeys comprising 45 dwellings (Class C3) (Referred to as buildings IA, IB and IC forming part of Phase 2), and Seeking outline planning permission for parts of Phase 2 and Phase 3, being the demolition of existing buildings, construction of flood defences; erection of buildings of up to 6 storeys for a further 640 dwellings (Class C3); up to 3,568m<sup>2</sup> of business, employment and flexible workspace (Class E(c), E(g) and sui generis), medical and health services (Class E(e)), hotel (Class C1), creative and community space (sui generis), leisure uses (Class E(d)), restaurant (Class E(b)), tap room/bar (sui generis), retail (Class E(a)), a day nursery (Class E(f)); energy centre (sui generis); construction and later removal of temporary parking and construction access ramp, creation of permanent vehicular access from Phoenix Causeway into a co-mobility services hub (sui generis) containing 313 parking spaces; and associated highway improvements; realignment of North Street and

Phoenix Place; a recycling and re-use centre (sui generis); construction of a new footbridge over the River Ouse and a riverside pedestrian walkway; creation of areas of public realm. Provision of infrastructure and associated landscaping with details relating to access, layout and scale for approval and details relating to appearance and landscaping reserved for subsequent approval.

**Address:** North Street Industrial Estate, Lewes, East Sussex

To consider a report by the Director of Planning (Interim)  
(Report PC23/24-20 Page 9).

**7. Local Authority:** **Eastbourne Borough Council**

**Application No:** SDNP/23/04238/FUL

**Proposal:** Hybrid Application: Change of use of Black Robin Farm to a cultural and education centre with business studios, refectory, and event space. In outline: the erection of a refectory building in place of the covered yard building (due to be relocated); the internal reconfiguration of the flint barn to form a heritage visitor centre; and the erection of a prep kitchen and learning kitchen (matters of layout, scale, appearance, and landscaping reserved). In full: the erection of a new gallery building in place of the lambing barn (due to be relocated); the erection of an education building in place of the cow shed; change of use of milking parlour to learning space; the erection of a boot room and covered walkway; change of use of west stables to plant room and store; the internal reconfiguration of the farmhouse and its ancillary flats to form business studios; internal alterations and recladding of the general storage barn to form events and catering space and changing places facility; recladding of the holiday cottages and change of use to ancillary staff accommodation and facilities; new pedestrian access and works to the existing vehicular access, associated alterations, infrastructure, vehicle parking, and landscaping; landscape enhancements; and a new public right of way.

**Address:** Black Robin Farm, Beachy Head Road, Eastbourne, East Sussex, BN20 7XX

To consider a report by the Director of Planning (Interim)  
(Report PC23/24-21 Page 179).

**8. Local Authority:** **Wealden District Council**

**Application No:** SDNP/23/03986/FUL

**Proposal:** Demolition and re-use of existing buildings to provide 7 residential units with associated parking and landscaping.

**Address:** Kings Ride Farm Kings Ride Alfriston East Sussex BN26 5US

To consider a report by the Director of Planning (Interim)  
(Report PC23/24-22 Page 237).

## **POLICY & STRATEGY**

**9. Appeals Update**

To consider a report by the Director of Planning (Interim) (Report PC23/24-23 Page 265)

### **Members of the Planning Committee**

Alun Alesbury, Heather Baker, Antonia Cox, John Cross, Debbie Curnow-Ford, Janet Duncton, John Hyland, Gary Marsh, Stephen McAuliffe, Robert Mocatta, Andrew Shaxson, and Daniel Stewart-Roberts.

### **Members' Interests**

SDNPA Members have a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regard themselves first and foremost as Members of the Authority, and will act in the best interests of the National Park as a whole, rather than as representatives of their appointing body or any interest groups.

Members are required to declare any disclosable pecuniary interest that is not already entered in the Authority's register of interests, and any personal interest and/or public service interest (as defined in Paragraph 18 of the Authority's Code of Conduct) they may consider relevant to an item of business being considered at the meeting (such disclosure to be made at the commencement of the meeting, or when the interest becomes apparent).

### **Access to Information**

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As part of the Authority's drive to increase accessibility to its public meetings, this meeting will be filmed for live and/ or subsequent broadcast via the internet; at the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The images and sound recording may be used for training or any other purposes by the Authority. By entering the meeting room and using the public seating area you are consenting to being filmed, recorded or photographed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you have any queries regarding this, please contact the Governance Officer [committee.officer@southdowns.gov.uk](mailto:committee.officer@southdowns.gov.uk)

### **Public Participation**

Anyone wishing to speak at the meeting should register their request no later than 12 noon, 3 working days before the meeting by e-mailing [public.speaking@southdowns.gov.uk](mailto:public.speaking@southdowns.gov.uk). The public participation protocol is available on our website [www.southdowns.gov.uk/](http://www.southdowns.gov.uk/)

### **Feedback**

If you wish to give us feedback on your experience of the meeting please e-mail [committee.officer@southdowns.gov.uk](mailto:committee.officer@southdowns.gov.uk)

