

Speakers are selected on a “first come, first served” basis until the above numbers have been reached. Subsequent objectors/supporters are put in touch with those who have already registered to speak so that they can agree what they want to say, either for or against an application, and who will speak.

Time limits for speakers

The maximum time for each speaker is three minutes, other than the Ward Member/s and Town/Parish Councillors who have five minutes, and this is strictly controlled with start/stop lights.

Procedure at meetings

Those who have registered their interest to speak should arrive at the venue at least 20 minutes before the start to be briefed on the procedure. The sequence of speakers is as follows:

- 1 Presentation of application by Planning Officer
- 2 Town/Parish Council representative*
- 3 Objectors (up to 3)*
- 4 Applicant/Agent/Supporters (up to 3 with Applicant having priority)*
- 5 Further clarification by Planning Officer (if required)*
- 6 Ward Member (if not on Committee)
- 7 Committee debate and decision.

** if the “Opportunity to Speak” is taken up*

Committee members are not able to question speakers directly but are permitted to ask “closed” questions to seek clarification or provide more information through the Chair only.

Speakers are asked to make verbal presentations only (unless special disability circumstances apply). If a written copy of a presentation is submitted this is included on a supplementary report, provided it is received by Planning Services not later than the day before the meeting. If an application is deferred, speakers are allowed an opportunity to speak at a subsequent meeting when the application in which they have an interest is considered again.

Venue and time of meetings

All meetings start at 5pm. Meetings of the Planning Applications Committee are held on a three weekly cycle on a Wednesday in Lewes. However, it may sometimes be necessary to change the venue to another part of the District and prior notice will be given.

Registering an interest to speak

If you wish to speak you must register your intention not later than 12 noon on the day before the Committee meeting.

This can be done in several ways. You can write to us at:

Planning Services
Southover House
Southover Road
Lewes BN7 1AB

Alternatively, you can send us a fax on 01273 484452 or telephone 01273 471600.

You can also send an e-mail to:
planning@lewes.gov.uk

Please always quote the application number where known.

Relevant issues

When considering applications the Committee members can only take account of relevant "Planning" issues. These can include:

- Structure & Local Plan Policies
- Government Guidance including Orders and Circulars
- Case Law and previous decisions
- Highway safety, traffic, parking
- Noise, disturbance, smells
- Design, appearance, layout, materials, character
- Overshadowing, loss of privacy, residential amenities
- Effect on Listed Buildings, Conservation Areas, Trees.

There are also certain issues which the Committee members cannot take into account in making planning decisions. Please do not waste your speaking time on these matters.

These include:

- Matters covered by other laws eg. licensing
- Private property rights
- Effect on value of property
- Loss of view from a private property
- Possible future development
- Preferable alternative development
- Personal circumstances (except in exceptional cases)
- Applicant's morals or motives
- Moral/religious issues.

Please note there is no legal protection for comments made at meetings and it is therefore important that derogatory or defamatory statements are avoided.

Further information

If you have any queries about the scheme please contact the Planning Administration team (01273 471600).