



Polegate Town Council, Council Office, 49 High Street, Polegate BN26 6AL

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5th January 2021

Notice is hereby given of a meeting of the **Planning Committee** to be held on **Tuesday 12th January 2021 at 10:00 am** in REMOTE MEETING.

J. Ognjanovic

Town Clerk

The press and public have a right and are welcome to attend via [the live stream link](#) in accordance with The Local Authorities and Police and Crime Panels (Coronavirus)(flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020.

Comments or questions from members of the public on matters on the agenda should be sent at least one day PRIOR to the meeting to admin@polegatetowncouncil.gov.uk and will be received at the beginning of the meeting. The live stream will be ended as soon as a resolution to exclude the press and public has been proposed and voted upon.

A G E N D A

- 1. Suspend Standing Orders (3e, f g and h)**
- 2. Opportunity for public comment on items on the agenda (via email comments)**
- 3. To receive any apologies for absence.**
- 4. Declarations of interest in any items on the agenda.**
- 5. Minutes of the Planning Committee meeting held on 27th October 2020.**
- 6. Any other plans received prior to meeting - notified to public.**
- 7. Planning Applications – none.**
- 8. Delegated Applications – already submitted for information only**

[WD/2020/2002/F](#) – THE VICARAGE, 1 CHURCH ROAD, POLEGATE BN26 5BX – PROPOSED DOUBLE GARAGE TO REPLACE SINGLE GARAGE. NO OBJECTIONS.

In order to comply with the Data Protection Act 2018, all persons attending this meeting are hereby notified that the meeting will be recorded. The purpose of this is that recordings act as an aide-memoire to assist the Clerk in the compilation of the minutes. The recordings are held in a secure location and deleted once it has been resolved that the minutes are a true and correct record.

[WD/2020/2068/F](#) – 10 COURTLAND ROAD, POLEGATE BN26 5BE – PROPOSED SINGLE STOREY EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. NO OBJECTIONS.

[WD/2020/2013/FR](#) – 2 OAKLEAF DRIVE, POLEGATE BN26 6NZ – RETROSPECTIVE APPLICATION FOR AN EXTENSION AT THE REAR TO THE EXISTING GARAGE. NO OBJECTIONS.

[WD/2020/2035/F](#) – 1 DOVER ROAD, POLEGATE BN26 6LA – PROPOSED PORCH EXTENSION TO FRONT AND SMALL EXTENSION TO SIDE. NO OBJECTIONS.

[WD/2020/1065/MAJ](#) – LAND NORTH OF SUNFLOWER LANE, POLEGATE BN26 6HT – CONSTRUCTION OF 18 NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING. OBJECTIONS:

The Delegated Planning Committee noted that this was an amended version of the plan that they had commented on in July 2020.

A Councillor stated that they had read the comments and objections made by current residents on the estate.

A Councillor stated that their objection to the building of any additional dwellings still stood.

Councillors stated that their original comments and objections still stood and were applicable to this resubmission:

- In the application it refers to the development being on vacant land, but in item 6 it asks if the land is vacant and it states no. this is confusing as it contradicts itself.
- The Transport report states there will be 42 car parking spaces but in section 7.3 states that there will be 34 spaces 28 for residents. 7.3 refers to internal parking and servicing arrangements designed to minimise the impact on nearby roads. How will this be achieved?
- Under the tree report it states that the trees influence the development. There is a TPO plan and it gives the trees life expectancy of at least 40 years. How will the trees be protected when the building work is happening?
- In the biodiversity and geological conservation, the adjacent land has protected species. If this goes ahead, they will be affected.
- Foul sewerage – the application says that it will be disposed of using mains sewer, but under the section asking if the applicant proposes to connect to the main sewer it states that this is unknown. It gives the impression that little thought has been put to the ideas on how sewerage will be disposed of.
- In the archaeology report (2nd June 2020) it refers to reports written in January 2010 and a letter dated 19th November 2012, and these related to a survey conducted in December 2009. All the reports are very outdated, are they still relevant?
- It was good to see 35% of the housing may be allocated to affordable housing. However, in phase II of the original permission there was reference to commercial sections. This was over 10 years ago and lapsed?
- There is a query over the number of fire hydrants that are suitable for mains water. It is important that there are enough fire hydrants for emergencies.

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- Some resident comments have referred to being advised that no further building would take place by the same developer. There is little space on bluebells, it is a very overcrowded development.
- Another comment was made on a resident's comment that their property had been flooded. Council seek to ensure that this is dealt with and reassurance that this would not happen to the new properties.

9. Planning decisions by Wealden District Council – for information only

[WD/2020/1506/F](#) – 25 GOLDEN MILLER LANE, POLEGATE BN26 5HW – REMOVE EXISTING CONSERVATORY, ERECTION OF REAR EXTENSION, LOFT CONVERSION, NEW WINDOWS AND INTERNAL ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH OCTOBER 2020.

[WD/2020/1682/F](#) – 9 WALNUR WALK, POLEGATE BN26 5AD – GROUND FLOOR REAR EXTENSION TO FORM NEW LOUNGE/GARDEN ROOM EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 21ST OCTOBER 2020.

[WD/2020/1374/F](#) – POLEGATE NEWS, 14 HIGH STREET, POLEGATE BN26 5AA – INSTALLATION OF ROLLER SHUTTERS TO PROVIDE INCREASED SECURITY. REFUSED BY WEALDEN DISTRICT COUNCIL ON 21ST OCTOBER 2020.

[WD/2020/1074/F](#) – LAND TO THE REAR OF 7 SAYERLAND ROAD, POLEGATE BN26 6NU - DEVELOPMENT OF 2 NO CHALET BUNGALOWS WITH ACCESS FROM HONEYCRAG CLOSE. REFUSED BY WEALDEN DISTRICT COUNCIL ON 9TH NOVEMBER 2020.

[WD/2020/1502/MFA](#) - LAND ADJOINING GREENLEAF GARDENS, POLEGATE, BN26 6PF - REMOVAL OF CONDITION 2 OF APPLICATION [WD/2018/1122/MRM](#) (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION [WD/2016/0644/MAO](#) (RESIDENTIAL DEVELOPMENT OF UP TO 40 RESIDENTIAL UNITS INCLUDING AFFORDABLE HOUSING AND ASSOCIATED DEVELOPMENT)) IN ORDER TO REMOVE THE REQUIREMENT FOR A SCHEME TO SECURE FURTHER MITIGATION OF VEHICLES CROSSING ASHDOWN FOREST. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH NOVEMBER 2020.

[WD/2020/1862/P19](#) – WATER HOUSE, PORTERS WAY, POLEGATE BN26 6RJ – DEMOLITION OF ROOF TO THIRD FLOOR OF EXISTING BUILDING AND CONSTRUCTION OF TWO FURTHER ADDITIONAL STOREYS OF RESIDENTIAL ACCOMMODATION (12 x 2 BED APARTMENTS TOTAL) AND NEW ROOF TO MATCH EXISTING. PRIOR APPROVAL REQUIRED AND REFUSED BY WEALDEN DISTRICT COUNCIL ON 12TH NOVEMBER 2020.

[WD/2020/1958/F](#) – LAND AT GAINSBOROUGH LANE TO THE NORTH OF 42 BAHRAM ROAD BN26 5JB – PROPOSED REPLACEMENT GARAGE ON LAND AT GAINSBOROUGH LANE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH NOVEMBER 2020.

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[WD/2020/2002/F](#) – THE VICARAGE, 1 CHURCH ROAD, POLEGATE BN26 5BX – PROPOSED DOUBLE GARAGE TO REPLACE SINGLE GARAGE. APPROVED BY POLEGATE TOWN COUNCIL ON 20TH NOVEMBER 2020.

[WD/2019/1766/LDE](#) – JOAN HUGHES COURT, WALNUT WALK, POLEGATE BN26 5AR – 2 NO. HIGH LEVEL WINDOWS ON LEFT HAND SIDE FLANK OF COMMUNAL LOUNGE TO BE CLOSED UP TO MATCH EXISTING AND DOOR OPENING ADJACENT TO STAIRS 6 TO BE CLOSED TO MATCH EXISTING. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 20TH NOVEMBER 2020.

[WD/2020/1968/F](#) – 23 SAYERLAND ROAD, POLEGATE BN26 6NX – PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH DORMERS TO FRONT AND BACK. APPROVED BY WEALDEN DISTRICT COUNCIL ON 24TH NOVEMBER 2020.

[WD/2020/2068/F](#) – 10 COURTLAND ROAD, POLEGATE BN26 5BE – PROPOSED SINGLE STOREY EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH NOVEMBER 2020.

[WD/2020/2013/FR](#) – 2 OAKLEAF DRIVE, POLEGATE BN26 6NZ – RETROSPECTIVE APPLICATION FOR AN EXTENSION AT THE REAR OF THE EXISTING GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH DECEMBER 2020.

10. Wealden Local Plan – Direction of Travel consultation. Committee to submit comments to Wealden District Council.

11. Other Planning items.