



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

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Town Mayor – Cllr David Watts email cllr.d.watts@polegatetowncouncil.gov.uk

7th June 2019

Notice is hereby given of a meeting of the **Planning Committee** to be held on **Monday the 17th June 2019 at 7:30pm** at **Council Chambers, 49 High Street, Polegate BN26 6AL**

J. Ognjanovic

Town Clerk

The press and public have a right and are welcome to attend but are reminded that they must remain silent when the meeting is in progress in accordance with the Public Bodies (Admissions to Meetings) Act 1960. Comments or questions from members of the public on matters on the agenda will be received at the beginning of the meeting. The time allowed is a maximum of 2 minutes per speaker (this can be extended, if appropriate, and at the Chairman's discretion). The press and public are advised to wait until the resolution to exclude the press and public has been proposed and voted upon before withdrawing.

A G E N D A

- 1. Opportunity for public comment**
- 2. Apologies for absence.**
- 3. Declarations of interest in any items on the agenda.**
- 4. Minutes of the meeting held on 23rd January 2019.**
- 5. Any other plans received prior to meeting - notified to public.**
- 6. Planning Applications**

[WD/2019/0795/F](#) – UNIT 7 CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – USE FOR MINOR MECHANICAL REPAIRS OF CARS.

[WD/2019/1048/F](#) – 15 HIGH STREET, POLEGATE BN26 5EP – PROPOSED CHANGE OF USE OF COMMERCIAL PREMISES INTO RESIDENTIAL INCLUDING ALTERATIONS TO ROOF TO CREATE 2 NO. 2 BEDROOM TOWN HOUSES.

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[WD/2019/1120/F](#) – ROBINS BANK, DITTONS ROAD, POLEGATE BN26 6JG – REAR EXTENSION TO GARAGE.

[WD/2019/0982/F](#) – 7 OTTEHAM CLOSE, POLEGATE BN26 5AZ – EXTENSION TO THE REAR, SMALL SIDE EXTENSION TO THE FRONT TO CREATE AN ENSUITE AND CREATION OF NEW PORCH.

[WD/2019/1053/AN](#) – COMMERCIAL UNIT 1, FORMER POLEGATE STATION, STATION ROAD, POLEGATE – 2. NO FASCIA SIGNS/HANGING SIGN WITHIN EXISTING POST/WINDOW VINYLs.

[WD/2019/1109/F](#) – DOWNSVIEW, DITTONS ROAD, POLEGATE BN26 6HS – DEMOLITION OF EXISTING GARAGES, PROPOSED TWO STOREY FRONT, SIDE AND REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSION.

7. Delegated Applications – already submitted for information only

[WD/2018/2628/MFA](#) – LAND AT DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO APPLICATION [WD/2018/1178/MFA](#) (MINOR MATERIAL AMENDMENT TO [WD/2015/2053/MRM](#) (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION [WD/2010/2255/MEA](#) FOR 57 NO. RESIDENTIAL DWELLINGS INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)) VARIATION OF CONDITION 2 IN ORDER TO MAKE CHANGES TO HOUSE TYPES AND ELEVATIONAL CHANGES. NO OBJECTIONS.

[WD/2016/2592/F](#) – 2 SHEPHAM LANE, POLEGATE BN26 6LZ – CONSTRUCTION OF 4 NO. FOUR-BEDROOMED DETACHED HOUSES. OBJECTIONS: The Committee reiterated the objections made by the Planning Committee on the 16th July 2018, viz. issues of water and sewage and whether these had been addressed; loss of wildlife habitats. The Committee considered that the new road access shown on the revised plan was too close to the existing junction on such a narrow road, and could increase the risk to traffic and pedestrians. The Committee also stated that it believed Polegate requires smaller 1 – 2 bedroomed properties, not executive-type properties.

[WD/2019/0307/F](#) – 22 SUNSTAR LANE, POLEGATE BN26 5HS – SINGLE STOREY REAR EXTENSION AND RAISED PATIO. NO OBJECTIONS.

[WD/2019/0184/F](#) – 65 KENSINGTON WAY, POLEGATE BN26 6FH – BUILD A LEAN-TO ROOF ON THE REAR OF THE HOUSE INTO THE GARDEN. NO OBJECTIONS.

WK/201814032 – COMMERCIAL UNIT ONE, OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – PREMISES LICENCE NEW APPLICATION. NO OBJECTIONS, but three Councillors asked if consideration could be given to reducing the number of hours during which the premises will be licensed to sell alcohol.

[WD/2019/0442/MRM](#) – DITTONS FARM, DITTONS ROAD, POLEGATE BN26 6HY – RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION [WD/2016/3035/MAO](#) (OUTLINE APPLICATION FOR THE ERECTION OF 78 DWELLINGS AND ASSOCIATED WORKS. OBJECTIONS: A Councillor stated that they believed this was an unnecessary development. A Councillor commented that the acoustic fence would be more in keeping with Golden Jubilee Way if it had trees planted in front of it to

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match the opposite side of the road, albeit this would not be possible where the fence is next to the pavement. A Councillor felt that the cladding and design of the front of the dwellings was very dark, and would be better if it were a lighter colour to make the development more pleasant in appearance.

WD/2019/0467/MRM – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 1 RESERVED MATTERS PURSUANT TO **WD/2016/0986/MAO** (OUTLINE APPLICATION) WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS FOR 155 DWELLINGS (INCLUDING 35% AFFORDABLE HOUSING). OBJECTIONS: Councillors remain opposed to this development and do not support it. They object as follows: (i) Strongly disagreed with the local Highway Authority conclusion that traffic impact is acceptable. The roads around that area are already gridlocked at peak times and busy at other times. Councillors know residents and road users do not find the current traffic flow as acceptable and are against further unsustainable development. (ii) The planning statement conclusion states the development is 'acceptable in terms of appearance, layout, landscaping and scale'. Again this is acceptable to the developers but as neighbours' letters point out is totally unacceptable to people who live in the area. (iii) The site drainage summary point number 3.54 states 'flood risk to and from the site following development is not increased'. The pages of data fail to state the common sense conclusion that water does not soak away through concrete, roads etc whereas it will soak away through fields and countryside. This summary acknowledges that a flood risk exists as stated in their sentence where they indirectly state the flood risk remains though wrongly claim it won't increase with this massive building development. (iv) The local area does not have the infrastructure for this development. (v) Pollution levels are already very high; this will add to pollution. (vi) The crime rate is on the increase; more development increases the likelihood of crime increasing with no or little police presence available. (vii) Public rights of way and remaining countryside are under threat.

WD/2019/0470/F – 42 WINDMILL ROAD, POLEGATE BN26 5BG – SINGLE STOREY REAR EXTENSION WITH EXTERNAL DECKING. NEW ROOFLIGHTS. EXTERNAL MODIFICATIONS INCLUDING ALTERATIONS TO WINDOWS AND HARDSCAPING. NO OBJECTIONS.

WD/2019/0518/F – 17 WESTERN AVENUE, POLEGATE BN26 6EP – ERECT SINGLE STOREY EXTENSION AT REAR. NO OBJECTIONS.

WD/2019/0696/F – 47 MANOR WAY, POLEGATE BN26 5AS – TWO STOREY REAR EXTENSION. NO OBJECTIONS.

WD/2019/0713/F – 57 BRIGHTLING ROAD, POLEGATE BN26 5AU – PROPOSED EXTENSION AT REAR TO REPLACE EXISTING CONSERVATORY. NO OBJECTIONS.

WD/2019/0799/F – 23 OAKLEAF DRIVE, POLEGATE BN26 6PR – SINGLE STOREY SIDE AND REAR EXTENSION AND CONVERSION OF LOFT WITH REAR FACING DORMER. NO OBJECTIONS.

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[WD/2019/0970/F](#) – 9 BAHRAM ROAD, POLEGATE BN26 5JB – SINGLE STOREY EXTENSION TO EXISTING SEMI-DETACHED BUNGALOW. NO OBJECTIONS.

[WD/2019/0879/F](#) – 34 ST MARY'S, ABERDALE ROAD, POLEGATE BN26 6NH – PROPOSED SINGLE STOREY REAR EXTENSION AND ALTERATION TO SIZE AND POSITION OF WINDOW AT THE FRONT OF THE PROPERTY. NO OBJECTIONS.

[WD/2019/0950/AI](#) – MCDONALDS RESTAURANT, HAILSHAM ROAD, POLEGATE BN26 6QL – REFURBISHMENT OF THE RESTAURANT TO INCLUDE MINOR ALTERATIONS TO ELEVATIONS WITH THE EXISTING TIMBER SLAT CORNER SHIELD TO BE REPLACED WITH TIMBER EFFECT ALUMINIUM AND ASSOCIATED WORKS TO THE SITE. THE REFURBISHMENT OF BOTH CUSTOMER ORDER DISPLAYS (COD) AND OVERHEAD CANOPIES. THE INSTALLATION OF A GOAL POST HEIGHT RESTRICTOR AND NEW DIGITAL SIGNAGE SUITE. NO OBJECTIONS.

[WD/2019/0949/F](#) – MCDONALDS RESTAURANT, HAILSHAM ROAD, POLEGATE BN26 6QL – REFURBISHMENT OF THE RESTAURANT TO INCLUDE MINOR ALTERATIONS TO ELEVATIONS WITH THE EXISTING TIMBER SLAT CORNER SHIELD TO BE REPLACED WITH TIMBER EFFECT ALUMINIUM AND ASSOCIATED WORKS TO THE SITE. THE REFURBISHMENT OF BOTH CUSTOMER ORDER DISPLAYS (COD) AND OVERHEAD CANOPIES. THE INSTALLATION OF A GOAL POST HEIGHT RESTRICTOR AND NEW DIGITAL SIGNAGE SUITE. NO OBJECTIONS.

[WD/2019/0941/F](#) – 66 VICTORIA ROAD, POLEGATE BN26 6BY – SINGLE STOREY INFILL EXTENSION. NO OBJECTIONS.

[WD/2019/0716/F](#) – SUITE D, DITTONS BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6HY – CHANGE OF USE FROM B1 TO D1. NO OBJECTIONS.

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

[WD/2018/2432/FR](#) – UNIT C3, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF TWO MEZZANINE FLOORS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD JANUARY 2019.

[WD/2018/2629/FA](#) – LAND NORTH OF DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO [WD/2018/1175/F](#) (ERECTION OF A SINGLE TWO-STOREY DETACHED DWELLING WITH DETACHED GARAGE AND VEHICULAR ACCESS, TOGETHER WITH CREATION OF NEW VEHICULAR ACCESS TO WESTBOURNE LODGE) ALTERATIONS TO EXTERIOR FINISH, PORCH AND WINDOWS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH JANUARY 2019.

[WD/2018/2501/PO](#) – SAYERLAND HOUSE, SAYERLAND LANE, POLEGATE BN26 6QP – REMOVAL OF SECTION 52 PLANNING AGREEMENT DATED 7 MARCH 1974 ATTACHED TO APPLICATION K/1973/2014/F (CONVERSION OF BARN) TO ALLOW SAYERLAND COTTAGE TO BECOME A SEPARATE RESIDENTIAL UNIT. SECTION 106 OBLIGATION REVOKED BY WEALDEN DISTRICT COUNCIL ON 1ST FEBRUARY 2019.

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[WD/2018/2026/FR](#) – UNIT G3, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF TWO MEZZANINE FLOORS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 5TH FEBRUARY 2019.

[WD/2019/0013/F](#) – 24 BROOKSIDE AVENUE, POLEGATE BN26 6DJ – PROPOSED LOFT CONVERSION INCLUDING HIP TO GABLE AND REAR DORMER. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 4TH FEBRUARY 2019.

[WD/2018/2165/FR](#) – 56 WEST CLOSE, POLEGATE BN26 6EL – PART RETROSPECTIVE ELEVATED TREE HOUSE. REFUSED BY WEALDEN DISTRICT COUNCIL ON 18TH FEBRUARY 2019.

[WD/2019/0184/F](#) – 65 KENSINGTON WAY, POLEGATE BN26 6FH – BUILD A LEAN-TO ROOF ON THE REAR OF THE HOUSE INTO THE GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH MARCH 2019.

[WD/2019/0307/F](#) – 22 SUNSTAR LANE, POLEGATE BN26 5HS – SINGLE STOREY REAR EXTENSION AND RAISED PATIO. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH MARCH 2019.

[WD/2018/2628/MFA](#) – LAND AT DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO APPLICATION [WD/2018/1178/MFA](#) (MINOR MATERIAL AMENDMENT TO [WD/2015/2053/MRM](#) (RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION [WD/2010/2255/MEA](#) FOR 57 NO. RESIDENTIAL DWELLINGS INCLUDING APPEARANCE, LANDSCAPING LAYOUT AND SCALE)) VARIATION OF CONDITION 2 IN ORDER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH MARCH 2019.

[WD/2018/2129/F](#) – LAND ADJACENT TO UNIT J6, CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – CONSTRUCTION OF TWO STOREY OFFICE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH APRIL 2019.

[WD/2019/0518/F](#) – 17 WESTERN AVENUE, POLEGATE BN26 6EP – ERECT SINGLE STOREY EXTENSION AT REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 18TH APRIL 2019.

[WD/2018/2746/F](#) – 27 BUTTERCUP DRIVE, POLEGATE BN26 6FB – PROPOSED ANNEX. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD APRIL 2019.

[WD/2019/0713/F](#) – 57 BRIGHTLING ROAD, POLEGATE BN26 5AU – PROPOSED EXTENSION AT REAR TO REPLACE EXISTING CONSERVATORY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH MAY 2019.

[WD/2019/0696/F](#) – 47 MANOR WAY, POLEGATE BN26 5AS – TWO STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD MAY 2019.

9. Other planning items.

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