



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

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19<sup>th</sup> April 2021

Notice is hereby given of a meeting of the **Planning Committee** to be held on **Friday 23<sup>rd</sup> April 2021** at **10:00am** in REMOTE MEETING.

*J. Ognjanovic*

Town Clerk

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*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](mailto: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.*

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#### **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 3<sup>rd</sup> March 2021**
- 6. Any other plans received prior to meeting - notified to public – None.**
- 7. Planning Applications –**

**[WD/2021/0594/MEA](#) – HINDSLAND, EASTBOURNE ROAD, LOWER WILLINGDON BN20 9NU –  
OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS (EXCLUDING INTERNAL  
ESTATE ROADS BEYOND THE ACCESS TO SERVE THE MEDICAL CENTRE PLOT) FOR DEMOLITION OF  
EXISTING VACANT DWELLING AND ERECTION OF UP TO 180 NO. DWELLINGS AND MEDICAL CENTRE  
TOGETHER WITH ALL PARKING, SERVICING AND ON-SITE OPEN SPACE.**

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.

## 8. Delegated Applications – already submitted for information only

[WD/2020/1765/F](#) – ‘CLAREHOLM’, DITTONS ROAD, POLEGATE BN26 6HT – PROPOSED THREE, FOUR BEDROOM HOUSES, REMOVAL OF SIDE EXTENSIONS TO EXISTING HOUSE, WIDENED CROSSOVER. OBJECTIONS: The Committee considered the application to be overdevelopment, given the surrounding area and the impact it would have on nearby residents. The Committee was still of the opinion that two houses, not three, would be more suitable for the site. The third house would adversely affect houses in Buttercup Drive.

[WD/2020/2347/AI](#) – CONNECT 27 BUSINESS PARK, UNIT 6, TWIN OAKS DRIVE, POLEGATE BN26 6GP – 2 ELEVATION SIGNS. NO OBJECTIONS.

[WD/2020/0119/DC](#) – JOAN HUGHES COURT, WALNUT WALK, POLEGATE BN26 5AR – THE CONSTRUCTION OF A NEW BIN STORE USING 1800MM HIGH HIT AND MISS FENCING SET ON 100MM x 100MM ARRIS RAILS. DOUBLE GATE AT ENTRANCE TO BE 1800MM HIGH HIT AND MISS TIMBER. NO OBJECTIONS.

[WD/2021/0159/F](#) – ‘HAERE MAI’, DITTONS ROAD, POLEGATE BN26 6HU – PROPOSED FIRST FLOOR ADDITION TO EXISTING SINGLE STOREY DWELLING. NO OBJECTIONS.

[WD/2021/0421/F](#) – 44 ST MARY’S, ABERDALE ROAD, POLEGATE BN26 6NH – PROPOSED CONSTRUCTION OF REAR FACING ATTIC DORMER AND CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION. NO OBJECTIONS.

[WD/2021/0447/F](#) – 37 OAKLEAF DRIVE, POLEGATE BN26 6PS – SINGLE STOREY SIDE/REAR EXTENSION, EXISTING DORMER EXTENSIONS TO FRONT AND REAR & SIDE PORCH. ERECTION OF NEW GARDEN WALLS WITH NEW DROPPED KERB TO FORM OFF STREET PARKING. NO OBJECTIONS.

[WD/2021/0503/F](#) – 40 BROOK STREET, POLEGATE BN26 6BH – REPLACEMENT OF EXISTING EXTENSION. NO OBJECTIONS.

[WD/2021/0234/F](#) – 1-21 WATER HOUSE, PORTERS WAY, POLEGATE BN26 6RJ – INCREASED VEHICLE AND CYCLE PARKING AND FURTHER BIN STORAGE PROVISION. NO OBJECTIONS, but a Councillor stated that this should not be taken as endorsing the original application under [WD/2021/0229/P19](#). The Councillor stated that the Committee still remains opposed to the original application in the following terms:

*A Councillor commented that that the height of the proposed building would be out of character for the area. It appears that having different sized internal rooms does not make any difference to the height of the building. There could be an issue with the increase in parking demand. The Councillor agreed with Wealden District Council’s comment in their formal determination issued on 12<sup>th</sup> November and noted the conclusion of the daylight/sunlight report. A Councillor stated that there were no five storey buildings in Polegate and to allow this development would set a precedent. A Councillor stated that they saw this as overdevelopment that would affect the nearby houses’ amenity. The Committee asked that this application be called in, in order that it be heard at a planning meeting and not delegated.*

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[WD/2021/0720/F](#) – 36 CENTRAL AVENUE, POLEGATE BN26 6HA – PROPOSED REAR AND SIDE EXTENSION AND ENTRANCE PORCH TO SEMI-DETACHED BUNGALOW. NO OBJECTIONS.

[WD/2021/0501/F](#) – UNIT 5, THE CENTRE, HIGH STREET, POLEGATE BN26 6DU – PROPOSED CHANGE OF USE FROM THE NEW CLASS E (WAS A1) TO A TAKEAWAY USE, FORMALLY AS AN A5 USE WHICH IS NOW A *SUI GENERIS* USE. NO OBJECTIONS.

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

[WD/2021/0037/F](#) – 3 WESTERN AVENUE, POLEGATE BN26 6EP – SINGLE STOREY SIDE AND REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 1<sup>ST</sup> MARCH 2021.

[WD/2021/0077/F](#) – 23 SUNSTAR LANE, POLEGATE BN26 5HS – PROPOSED REPLACEMENT SIDE EXTENSION AND FRONT PORCH INCLUDING INTERNAL AND EXTERNAL ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 1<sup>ST</sup> MARCH 2021.

[WD/2020/2532/FR](#) – 16 BRIGHTLING ROAD, POLEGATE BN26 5DB – CONSTRUCTION OF DETACHED GARDEN BUILDING (SUMMERHOUSE/GYM) AND ALTERATIONS TO BOUNDARY FENCING TO INCREASE HEIGHT TO OVER 2 METRES (BOTH RETROSPECTIVE). APPROVED BY WEALDEN DISTRICT COUNCIL ON 5<sup>TH</sup> MARCH 2021.

[WD/2020/2642/F](#) – 23 HERON RIDGE, POLEGATE BN26 5BJ – TWO STOREY SIDE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2<sup>ND</sup> MARCH 2021.

[WD/2020/2419/F](#) – LAND AT 60 GREENLEAF GARDENS, POLEGATE BN26 6PQ – DEMOLITION OF AN EXISTING SINGLE-STOREY EXTENSION AND THE ERECTION OF A NEW ATTACHED THREE-BEDROOM TWO-STOREY DWELLING. REFUSE BY WEALDEN DISTRICT COUNCIL ON 3<sup>RD</sup> MARCH 2021.

10. Other Planning matters - None