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23rd February 2021

Notice is hereby given of a meeting of the **Planning Committee** to be held on **Wednesday 3rd March 2021** at **10:00am** 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 12th January 2021.**
- 6. Any other plans received prior to meeting - notified to public – none.**
- 7. Planning Applications –**

[WD/2021/0174/MEA](#) – MORNINGS MILL FARM, EASTBOURNE ROAD, LOWER WILLINGDON BN20 9NY – OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR THE MEANS OF ACCESS FROM EASTBOURNE ROAD FOR THE COMPREHENSIVE DEVELOPMENT OF A MIXED-USE URBAN EXTENSION COMPRISING UP TO 700 DWELLINGS INCLUDING AFFORDABLE HOUSING, 8600 SQ.M. OF EMPLOYMENT FLOORSFACE, MEDICAL CENTRE, PRIMARY SCHOOL, COMMUNITY CENTRE, RETAIL,

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PLAYING FIELDS, CHILDREN'S PLAY SPACE, ALLOTMENTS, AMENITY OPEN SPACE, INTERNAL ACCESS ROADS, CYCLE AND FOOTPATH ROUTES, AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE.

8. Delegated Applications – already submitted for information only

[WD/2020/1837/F](#) – 'HOMELEIGH', DITTONS ROAD, POLEGATE BN26 6HS – MODIFICATION OF EXISTING CONSERVATORY. NO OBJECTIONS.

[WD/2020/2419/F](#) – LAND AT 60 GREENLEAF GARDENS, POLEGATE BN26 6PQ – DEMOLIITION OF AN EXISTING SINGLE STOREY EXTENSION AND THE ERECTION OF A NEW ATTACHED 3-BEDROOM 2 STOREY DWELLING ON THE LAND ADJACENT TO 60 GREENLEAF GARDENS. OBJECTIONS: A Councillor noted the original intention was to build a detached house which was advised against, and also noted that the advice given was to attach a new house onto the existing building to give the impression of an extension to Number 60. This would make a terraced block of three houses bearing in mind the application is for a separate house. The Councillor asked whether the neighbours at No 58 Greenleaf Gardens were aware that their semi detached was about to become an end of terrace property were this application for a separate house to be approved. The Councillor did not think that adding a number to help fulfil WDC housing target, as stated, is sufficient reason for approval. The Councillor stated he objected to this application on the grounds of overdevelopment and it would introduce a change in the immediate design of adjoining properties. The Councillor stated that, were this to be a more natural extension to No 60, it might be appropriate, but bearing in mind it is a totally new build, separate yet physically attached to No 60, it was in the Councillor's view unacceptable.

[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). NO OBJECTIONS.

[WD/2020/2397/F](#) – 49 HIGHGROVE CRESCENT, THE MILL, POLEGATE BN26 6FL – ERECTION OF NEW ONE STOREY REAR EXTENSION TO REAR OF PROPERTY. NO OBJECTIONS.

[WD/2020/2642/F](#) – 23 HERON RIDGE, POLEGATE BN26 5BJ – TWO STOREY SIDE EXTENSION. NO OBJECTIONS.

[WD/2020/2379/MAJ](#) – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 3 – DETAILED PLANNING APPLICATION FOR 242 RESIDENTIAL DWELLINGS (COMPRISING ALTERATIONS TO THE DEVELOPMENT ALREADY APPROVED UNDER PLANNING PERMISSION REFS

[WD/2016/0986/MAO](#) & [WD/2019/1988/MRM](#) – TO PROVIDE 50 ADDITIONAL DWELLINGS).

OBJECTIONS – The Council remains vehemently opposed to this application. Councillors asserted that there should be no further building until a medical centre is built and up and running. A Councillor stated that the increase in road traffic brought about by the building of more houses would put an unacceptable strain upon the road network and would contribute to increased pollution. The Council also re-iterates its objections to the previous applications named above, as follows:

WD/2016/0986/MAO - The Town Council submit the following objections to the application: There were serious concerns about the proposed method of sewerage treatment as the tanks proposed

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hold very little which could cause serious problems in the event of a breakdown in the process. The suggested access roads were not considered to be suitable access to the site. There appear to be no pedestrian access to the playing fields which inevitably mean that the small access routes would potentially not be adequate to serve the whole development. There were serious concerns about the infrastructure that would be needed to serve the site as this was an unplanned site and no consideration appeared to have been given to Dr Surgeries, schools (The county council were not moving forward with additional schools despite the planned SD4 development which was likely to come forward shortly and be better served by roads and other facilities.) Any pupils attending the local schools would have to use vehicles to go to them. The planned medical centre on the Hindlands area (which is likely to come forward at the end of this year), would also not be accessible from the proposed development. The development is therefore considered not to be sustainable. There were also concerns that development in this location would eliminate the last green gap between Eastbourne and Willingdon. There were concerns over the views from the South Downs National park. There were concerns that the area was on a flood risk area. The ecological impact was considered contrary to para 109 of the NPPF

109.

The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

The committee also had concerns over the potential contamination as identified and noted in the comments made by pollution control.

WD/2019/1988/MRM - The Committee is mindful of the fact that these are 'Reserved Matters' applications, but wishes to reiterate its objections as notified to Wealden District Council on the 4th April (reference WD/2019/0467/MRM) and 20th September (reference WD/2019/1685/MRM)

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.

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.

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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 provided 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.

The local area does not have the infrastructure for this development.

Pollution levels are already very high, this will add to pollution.

The crime rate is on the increase, more development increases the likelihood of crime increasing with no or little police presence available.

Public rights of way and remaining countryside are under threat.

The Committee also wishes to reiterate its objections as laid out in the minutes of the Planning Committee of 8th July 2019, as follows:

The application was discussed in detail including concerns over discrepancies in the parking allocation; one document stated 314 demand and another that 323 was the provision. There were also concerns that flat owners were not allocated spaces and this was considered to be discriminatory. It was noted that spaces were so tight that manoeuvrability could be an issue, tandem spaces may be inaccessible. For larger vehicles, the turning heads were not very large. If emergency service vehicles tried to access, there could be problems if there were no obstructions on the current access as cars were allowed to park there, and there would be a fair chance that vehicles will be parked in the way. The committee noted the Highways response on 24th June 2019 had objections on many grounds and concurred with these.

Flood risk was also discussed (condition 15 flood risk, 17 surface water drainage and 18 drainage maintenance) where information was lacking regarding details on the construction of a strategic drainage network and basins located outside of the phase 1 boundary. There was also no phase construction plan. The development as it stands would discharge water off into the Pevensey and Cuckmere Water Level management board area. The submitted calculations, show flooding at several locations and there is no evidence in the application of how the volumes of water would be managed on site, without it causing flooding to surrounding off site areas. No consideration has been given for any climate change, or storm event. The plans fails to meet the requirements to assess its acceptability in flood risk terms. It is very close to the South Downs National Park (SDNP), light pollution on the night sky could be an issue for the environment. (SDNP is one of two dark skies locations designated in the whole of the country). Light pollution is likely to affect nocturnal animals. The site is only 1km from Willingdon Down, which is a site of special scientific interest (SSSI). The development is likely to impact on protected species (some are on the endangered list) and local wildlife, which it was felt the council should be doing what it could to protect, before the area lost all of its green spaces.

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There were also severe concerns over the local highway network, it was felt that it would not cope with the additional traffic as the roads were already gridlocked at most times of the day, and this development would only add to the problems. The lead local flood authority had not given any approval at the time of the meeting. The view of the countryside officer was that it was unlikely that Southern water would adopt the new on-site surface water drainage system (SUDS). The committee considered that they had previously objected 3 months ago to the traffic impact and that the town council had objected to the planning statement that the development was acceptable as it was clear that it was not acceptable to the neighbours as there were many neighbour objections which did not consider that it was a suitable site. The local area as a whole doesn't have the infrastructure required and pollution levels are already high. (Eastbourne has one of the highest levels of pollution and over the WHO [World Health Organisation] limits). Crime rates were on the increase and as many new developments seem to increase the levels of crime in an area, with very little or no police presence. It was also mentioned that public rights of way and countryside were under threat if this development was to go ahead. It was mentioned and noted that Pevensey and Cuckmere water level management board has made objections to the latest plans. (The applicant has failed to meet its requirements to assess its acceptability in flood risk terms.) It was also noted that Highways had made objections to the plans as it stands, as it also required further information. There were concerns over congestion and that the traffic could not go out across the railway towards Dittons Road.

A Councillor said they had objected to this application from the beginning, and their views had not changed. The extra traffic, increased pollution from extra cars, the loss of wildlife habitat and the detrimental effect on the South Downs National Park and their Dark Skies designation is a disaster for the local area. Many objections have already been pointed out to Wealden District Council. The Councillor expressed disappointment that the view of local residents, who unfortunately will have to live with the outcome of this, do not seem to matter.

A Councillor welcomed the fact that that some smaller houses are planned for the site, but nevertheless opposed the development. A Councillor noted that the Planning Committee at Wealden has approved these developments despite the vast volume of objections and concerns from local residents. These concerns re flooding risk, infrastructure, traffic issues, environmental impact, loss of open space, and pollution have been raised many times. The Councillor recognised that matters are now past that stage of the planning process and are now into reserved matters. Bearing in mind that Wealden have their reasons for approving the applications and consider these to be of higher priority to that of the local population, the Councillor stated that they remain opposed to these building developments.

[WK/202013847](#) – FEASTRO, 12 HIGH STREET, POLEGATE BN26 5AA – APPLICATION FOR LICENCE TO SELL ALCOHOL. NO OBJECTIONS, but a Councillor commented that a later start for alcohol sales – 10:00am – would be more appropriate.

[WD/2021/0037/F](#) – 3 WESTERN AVENUE, POLEGATE BN26 6EP – SINGLE STOREY SIDE & REAR EXTENSIONS. NO OBJECTIONS.

[WD/2021/0077/F](#) – 23 SUNSTAR LANE, POLEGATE BN26 5HS – PROPOSED REPLACEMENT SIDE EXTENSION AND FRONT PORCH INCLUDING INTERNAL AND EXTERNAL ALTERATIONS. NO OBJECTIONS.

[WD/2021/0083/F](#) – 78 STATION ROAD, POLEGATE BN26 6ED – SINGLE STOREY REAR EXTENSION. NO OBJECTIONS.

[WD/2021/0229/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 (6 x 2 BED APARTMENTS AND 6 x 1 BED APARTMENTS) AND NEW ROOF TO MATCH EXISTING. OBJECTIONS: A Councillor commented 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 12th 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 by a District Councillor, in order that it be heard at a planning meeting, and not delegated.

[WD/2021/0159/F](#) – 'HAERE MAI', DITTONS ROAD, POLEGATE BN26 6HU – PROPOSED FIRST FLOOR ABOVE EXISTING GROUND FLOOR BUNGALOW WITH LOFT CONVERSION. NO OBJECTIONS.

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

[WD/2020/2035/F](#) – 1 DOVER ROAD, POLEGATE BN26 6LA – PROPOSED PORCH EXTENSION TO FRONT AND SMALL EXTENSION TO SIDE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH JANUARY 2021.

[WD/2020/1837/F](#) – HOMELEIGH, DITTONS ROAD, POLEGATE BN26 6HS – MODIFICATION OF EXISTING CONSERVATORY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH FEBRUARY 2021.

[WD/2020/1039/MAJ](#) – LAND TO THE WEST OF STONE CROSS GARDEN CENTRE, DITTONS ROAD, STONE CROSS BN24 5EP – PROPOSED 70 BED CARE HOME INCLUDING LANDSCAPED GARDENS AND PARKING FACILITIES. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH FEBRUARY 2021.

10. Other Planning matters

APPEAL - [APP/C1435/D/3261336](#) – 37 OAKLEAF DRIVE, POLEGATE BN26 6PS