

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 20th February 2020 at 10.00am in the Council Chambers, 49 High Street, Polegate, East Sussex BN26 6AL

Present: Cllrs Mrs W Alexander, Mrs M Piper, Mrs C Berry, J Harmer

Not present: - Cllr D Watts, M Falkner

No members of public present

Minute No.	Subject/Resolution
12894	Opportunity for public comment None
12895	Apologies for absence Cllrs D Watts
12896	Declarations of interest in any items on the agenda <i>Cllr J Harmer declared an interest in an item on the minutes of the previous meeting. 7 Sayerland Road.</i>
12897	Minutes of planning Committee meeting held on 31st October 2019 <u>It was resolved that the minutes are an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Mrs C Berry, J Harmer</u>
12898	Any other plans received prior to the meeting - notified to the public None
12899	Planning Applications None
12900	Delegated Applications – already submitted <u>for information only</u> <i>Cllr J Harmer arrived at 10.02am</i> <u>WD/2019/2180/F</u> – 55 KENSINGTON WAY, POLEGATE BN26 6FH – PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM ANNEXE. NO OBJECTIONS. <u>WD/2019/2153/F</u> – 34 ST JOHNS ROAD, POLEGATE BN26 5BT – DOMESTIC EXTENSION TO REAR/SIDE. NO OBJECTIONS. <u>WD/2019/2325/F</u> – 65 GREENLEAF GARDENS, POLEGATE BN26 6PF – PROPOSED SIDE EXTENSION ABOVE EXISTING GARAGE AND FIRST FLOOR ROOMS. NO OBJECTIONS <u>WD/2019/2221/FR</u> – FIELD, LAND SOUTH OF OTHAM COURT, POLEGATE BN26 6QP – RETENTION OF POLE BARN AND PORTACABIN. NO OBJECTIONS, but two Councillors asked that restrictions be imposed on the Pole Barn, restricting it to agricultural use only. <u>WD/2019/2299/FA</u> – DOWNSVIEW, DITTONS ROAD, POLEGATE BN26 6HS – MINOR MATERIAL AMENDMENT TO <u>WD/2019/1109/F</u> (DEMOLITION OF EXISTING GARAGES. PROPOSED TWO STOREY FRONT, SIDE AND REAR EXTENSIONS, FIRST FLOOR EXTENSIONS AND SINGLE STOREY REAR EXTENSION) TO ALLOW FOR CHANGES TO WINDOWS AND ACCOMMODATION IN LOFT SPACE. NO OBJECTIONS.

[WD/3403/CC](#) – POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT - CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015 – FORM NEW VEHICLE CROSSOVER INCLUDING ACCESS GATES AND OTHER ASSOCIATED WORKS TO THE WEST OF THE MAIN SCHOOL BUILDING OFF OAKLEAF DRIVE. NO OBJECTIONS.

[WD/2019/2451/F](#) – 24 HYPERION AVENUE, POLEGATE BN26 5HU – SINGLE STOREY REAR AND SIDE EXTENSION WITH EXTENSION TO ROOF. NO OBJECTIONS, but a Councillor said they assumed that the workshop area, which looked quite small, was for personal use and that it would not involve any unreasonable level of noise that would disturb neighbours.

[WD/2019/2571/F](#) – 50 PARK CROFT, WILLINGDON BN26 5LB – ERECT A SINGLE STOREY EXTENSION AT THE REAR. NO OBJECTIONS. It was noted that this address was in Willingdon and Jevington Parish.

[WD/2019/2590/HAB](#) – 15 HIGH STREET, POLEGATE BN26 5EP – DISCHARGE OF SECTION 75 OF HABITAT REGULATIONS RELATING TO [WD/2019/1653/P05](#) (PROPOSED CHANGE OF USE FROM A2 TO C3 INCLUDING MINOR BUILDING WORKS TO CREATE 2 NO. HOUSES. NO OBJECTIONS.

[WD/2019/1749/FR](#) – WILLOW COTTAGE, HAILSHAM ROAD, POLEGATE BN26 6RF – RETROSPECTIVE APPLICATION FOR A TREE HOUSE BUILT WITH RECLAIMED MATERIALS. OBJECTIONS – a Councillor found the ‘tree house’ description misleading; the photographs show cemented steps leading up to a two storey wooden shack. The purpose of the building is not stated; the Councillor asked if it is recreational. The Councillor stated that the building was unsightly and located near to a restaurant, but it is unclear as to whether it is in view of the restaurant or other neighbouring properties. The Councillor questioned the safety of the wooden building as regards fire safety and construction. The Councillor noted that the applicant appeared to be a builder and asks whether the applicant should have been aware of the need to obtain planning permission before commencing the construction. A Councillor commented that a condition be placed on the structure that it be used only for recreational purposes.

[WD/2019/2440/F](#) – 34 CENTRAL AVENUE, POLEGATE BN26 6HA – SINGLE STOREY REAR AND SIDE EXTENSION. NO OBJECTIONS.

[WD/2019/2627/F](#) – ‘WOODCOTE’, WANNOCK ROAD, POLEGATE BN26 5EA – REAR AND SIDE SINGLE STOREY ADDITIONS WITH RAISED PATIO TO REAR. NO OBJECTIONS.

[WD/2019/1828/F](#) – QUEENS VILLA, DITTONS ROAD, POLEGATE BN26 6JA – REMOVAL OF GARAGE. PROPOSED DOUBLE STOREY EXTENSION AND FRONT ROOF ALTERATIONS. NO OBJECTIONS.

[WD/2019/2009/AI](#) – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – PROPOSED APPLICATION FOR ONE YEAR TRIAL OF 3 NEW IMAGE ELEMENTS ‘BACK LIT WAVE’, LCD KOALA’, ‘GOBO UNDER CANOPY PROJECTED IMAGE.’ NO OBJECTIONS.

[WD/2019/2672/F](#) – PRIMROSE COTTAGE, DITTONS ROAD, POLEGATE BN26 6HT – PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION, PROPOSED PORCH TO THE FRONT OF THE DWELLING AND NEW PERMEABLE HARD LANDSCAPING. NO OBJECTIONS.

	WD/2019/1150/F – COMMERCIAL UNIT 1, FORMER POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – INSTALLATION OF 5 NO. EXTERNAL CONDENSER UNITS WITH TIMBER FENCE TO SCREEN THEM. NO OBJECTIONS, but a Councillor raised concern with regard to the noise and vibration that may affect residents' wellbeing in the flats above. The Councillor noted one resident's objection which reflects this concern, but wondered how noise/vibration affected the resident as it was assumed the five condensers were not yet in place, unless there were other condensers already in situ. A Councillor agreed with the comments raised by the resident living above, and felt that five was a large number of condensers which will be in close proximity to residences. The Councillor felt that the situation needs to be addressed. These were noted by all present.
12901	Planning decisions by Wealden District Council – for information only WD/2019/1762/F – 70 STATION ROAD, POLEGATE BN26 6ED – ERECT A SINGLE STOREY REAR EXTENSION. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 31ST OCTOBER 2019. WD/2019/2133/F – 59 DOVER ROAD, POLEGATE BN26 6LF – PROPOSED SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH NOVEMBER 2019. WD/2019/2089/FR – 29 BROOK STREET, POLEGATE BN26 6BH – RETROSPECTIVE APPLICATION FOR THE APPROVAL OF GARDEN BUILDING. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH NOVEMBER 2019. WD/2019/1906/F – 1 WANNOCK DRIVE, POLEGATE BN26 5DY – ERECTION OF SINGLE STOREY BAY WINDOW EXTENSION TO FRONT OF PROPERTY. ERECTION OF SINGLE STOREY GLAZED CONSERVATORY TO REAR. REPLACEMENT OF FRENCH DOORS AND GLAZING WITH BI-FOLD DOORS TO REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH NOVEMBER 2019. WD/2019/2180/F – 55 KENSINGTON WAY, POLEGATE BN26 6FH – PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM ANNEXE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH NOVEMBER 2019. WD/2019/2153/F – 34 ST JOHNS ROAD, POLEGATE BN26 5BT – DOMESTIC EXTENSION TO REAR/SIDE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH DECEMBER 2019. WD/2019/2325/F – 65 GREENLEAF GARDENS, POLEGATE BN26 6PF – PROPOSED SIDE EXTENSION ABOVE EXISTING GARAGE AND FIRST FLOOR ROOMS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH DECEMBER 2019. WD/2018/1503/F – 11 STATION ROAD, POLEGATE BN26 6AT – TWO STOREY AND FIRST FLOOR EXTENSIONS TO CREATE 4 ADDITIONAL FLATS WITH VEHICULAR ACCESS TO REAR CAR PARK. WITHDRAWN BY POLEGATE TOWN COUNCIL ON 8TH JANUARY 2020. WD/2019/2571/F – 50 PARK CROFT, WILLINGDON BN26 5LB – ERECT A SINGLE STOREY EXTENSION AT THE REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH JANUARY 2020. WD/2019/2590/HAB – 15 HIGH STREET, POLEGATE BN26 5EP – DISCHARGE OF SECTION 75 OF HABITAT REGULATIONS RELATING TO WD/2019/1653/P05 (PROPOSED CHANGE OF USE FROM A2 TO C3 INCLUDING MINOR BUILDING WORKS TO CREATE 2 NO. HOUSES. APPROVED BY WEALDEN DISTRICT COUNCIL ON 10TH JANUARY 2020.

	<u>WD/2019/1342/F</u> – LAND ADJOINING 74 BROOKSIDE AVENUE, POLEGATE BN26 6DQ – PROPOSED NEW DWELLING. APPROVED BY WEALDEN DISTRICT COUNCIL ON 21ST JANUARY 2020. <u>WD/2019/1828/F</u> – QUEENS VILLA, DITTONS ROAD, POLEGATE BN26 6JA – REMOVAL OF GARAGE. PROPOSED DOUBLE STOREY EXTENSION AND FRONT ROOF ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 24TH JANUARY 2020. <u>WD/2019/2451/F</u> – 24 HYPERION AVENUE, POLEGATE BN26 5HU – SINGLE STOREY REAR AND SIDE EXTENSION WITH EXTENSION TO ROOF. APPROVED BY WEALDEN DISTRICT COUNCIL ON 21ST JANUARY 2020. <u>WD/2019/2440/F</u> – 34 CENTRAL AVENUE, POLEGATE BN26 6HA – SINGLE STOREY REAR AND SIDE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH JANUARY 2020. <u>WD/2019/2627/F</u> – WOODCOTE, WANNOCK ROAD, POLEGATE BN26 5EA – REAR AND SIDE SINGLE STOREY ADDITIONS WITH RAISED PATIO TO REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH JANUARY 2020. <u>WD/2019/1685/MRM</u> – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION <u>WD/2016/0986/MAO</u> (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 OPEN SPACE AND LANDSCAPING, SPORTS PITCHES, SPORTS PAVILION AND SUSTAINABLE URBAN DRAINAGE SYSTEM. APPROVED BY WEALDEN DISTRICT COUNCIL ON 6TH FEBRUARY 2020. <u>WD/2019/1749/FR</u> – WILLOW COTTAGE, HAILSHAM ROAD, POLEGATE BN26 6RF – RETROSPECTIVE APPLICATION FOR A TREE HOUSE BUILT WITH RECLAIMED MATERIALS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH FEBRUARY 2020. Noted by all present
12902	Other planning items <u>WD/2017/1942/MEA</u> – MORNINGS MILL FARM, EASTBOURNE ROAD, WILLINGDON BN20 9NY – APPEAL MADE UNDER SECTION 78, TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL DISMISSED BY PLANNING INSPECTOR AND PLANNING PERMISSION REFUSED. APPEAL REFERENCE APP/C1435/W/19/3230484 REFERS. <u>WD/2018/1563/MAJ</u> – OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – APPEAL MADE UNDER SECTION 78, TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL ALLOWED AND PERMISSION GRANTED FOR ERECTION OF 3.5 STOREY BUILDING TO ACCOMMODATE A CONVENIENCE STORE AT LOWER GROUND LEVEL AND 23 NO. RESIDENTIAL UNITS ABOVE WITH ASSOCIATED PARKING. APPEAL REFERENCE APP/C1435/W/19/3228331 REFERS. Noted by all present.

12903	Plans re-submitted by Wealden District Council to the Town Council for additional comments. <u>WD/2016/2592/F</u> – 2 SHEPHAM LANE, POLEGATE BN26 6LZ – CONSTRUCTION OF 4 NO. FOUR-BEDROOMED DETACHED HOUSES WITH SEPARATE GARAGES. NO ADDITIONAL COMMENTS. <u>WD/2017/2261/MAJ</u> – LAND AND BUILDINGS AT NATEWOOD FARM, POLEGATE ROAD, HAILSHAM BN27 3PH – PROPOSED DEMOLITION OF EXISTING FORMER FARM BUILDINGS AND REMOVAL OF PHOTOVOLTAIC SOLAR ARRAY INSTALLATION, AND CONSTRUCTION OF COMMERCIAL UNITS (B1) AND STORAGE AND DISTRIBUTION (B8), WITH REPLACEMENT ROOF MOUNTED SOLAR ARRAY. NO ADDITIONAL COMMENTS. <u>WD/2018/1058/F</u> – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – DEMOLITION OF BUILDING USED FOR STORAGE OF BUILDING MATERIALS/OFFICE AND ERECTION OF DWELLING WITH PARKING. NO ADDITIONAL COMMENTS. <u>WD/2018/1216/F</u> – 89 HIGH STREET, POLEGATE BN26 6AE – CHANGE OF USE FROM TAKEAWAY TO A1 RETAIL. ALTERATIONS TO LAYOUT AND EXTENSION TO CREATE TWO SEPARATE FLATS, ONE ON GROUND FLOOR AND ONE ON FIRST FLOOR. NO ADDITIONAL COMMENTS. <u>WD/2018/1342/F</u> – LAND ADJOINING 74 BROOKSIDE AVENUE, POLEGATE BN26 6DQ – PROPOSED NEW DWELLING. NO ADDITIONAL COMMENTS. <u>WD/2018/1503/F</u> – 11 STATION ROAD, POLEGATE BN26 6AT – TWO STOREY AND FIRST FLOOR EXTENSIONS TO CREATE 4 ADDITIONAL FLATS WITH VEHICULAR ACCESS TO REAR CAR PARK. NO ADDITIONAL COMMENTS. Noted by all present. Comments were made on the Bay tree Cottage application. Comments were made on the Station Road application (Podiatry clinic)
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The meeting closed at 10.19am

Chair of Planning Committee _____ Date