

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Thursday 2nd July 2020 at 10.00am by remote meeting

Present: Cllrs Mrs W Alexander, Mrs C Berry, D Watts, M Falkner

Not present: - Cllr Mrs M Piper, J Harmer

No members of public present

Minute No.	Subject/Resolution
12919	<i>Standing orders suspended</i>
12920	Opportunity for public comment None received via email
12921	Apologies for absence Cllrs J Harmer (illness), Mrs M Piper (personal)
12922	Declarations of interest in any items on the agenda None
12923	Minutes of planning Committee meeting held on 20th February 2020 <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 C Berry, D Watts, M Falkner</u>
12924	Any other plans received prior to the meeting - notified to the public None
12925	Planning Applications None
12926	Delegated Applications – already submitted for information only WD/2019/1879/FR – MCCOLLS POLEGATE, OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – RETENTION OF AN AUTOMATED TELLER MACHINE AND ASSOCIATED SIGNAGE. NO OBJECTIONS. WD/2019/1880/AIR - MCCOLLS POLEGATE, OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – RETENTION OF AN AUTOMATED TELLER MACHINE AND ASSOCIATED SIGNAGE. NO OBJECTIONS. WD/2020/0074/F – 74 WINDMILL ROAD, POLEGATE BN26 5BQ – NEW GROUND FLOOR EXTENSION. NO OBJECTIONS. WD/2019/2462/F – LAND TO THE REAR OF 9 WESTERN AVENUE, POLEGATE BN26 6EP – NEW SINGLE DWELLING. NO OBJECTIONS, but Councillors made the following observations: a Councillor noted that the plans look well thought out and there are sufficient measures to be put in place to protect the oak tree near the proposed driveway. Having an eco friendly building is positive for the environment. The Councillor noted that permission was given in 2016 for development by Wealden District Council, and that the plans indicate the structure does not overlook adjoining properties. Being a higher property than the surrounding bungalows, the Councillor imagined this new build may look out of place in this particular area; this was the Councillor's main concern and along with the visual impact it may have on neighbouring properties. It would be interesting to hear neighbours' opinions. A Councillor was pleased that measures are in place to protect the

oak tree, and eco friendly is good for the environment. However, the Councillor had concerns about the building looking out of keeping with adjoining properties, and the visual impact of the development on neighbouring properties. The Councillor asked what the neighbours' views were on this development. A Councillor said they were all for any low carbon environmental development.

[WD/2020/0068/F](#) – POLEGATE RAILWAY STATION, HIGH STREET, POLEGATE BN26 6AQ – REMOVAL OF THE EXISTING 18M MONOPOLE SUPPORTING 3 NO. ANTENNAS AND REPLACEMENT WITH 20M MONOPOLE SUPPORTING 6 NO. ANTENNAS AND ANCILLARY DEVELOPMENT THERETO, INCLUDING 9 NO. REMOTE RADIO UNITS (RRUs). 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 TIMBER POSTS AND ARRIS RAILS. DOUBLE GATE AT ENTRANCE TO BE 1800MM HIGH HIT AND MISS TIMBER. NO OBJECTIONS.

[WD/2020/0165/MAJ](#) – DITTONS FARM, DITTONS ROAD, POLEGATE BN26 6HY – ALTERATIONS TO VEHICULAR ACCESS TO SERVE EXTANT PLANNING CONSENT [WD/2019/0442/MRM](#) FOR RESIDENTIAL DEVELOPMENT ON LAND TO THE EAST OF DITTONS FARMHOUSE. NO OBJECTIONS.

[WD/2020/0356/F](#) – 8 NORTHFIELD, POLEGATE BN26 5EE – FRONT PORCH. NO OBJECTIONS, but one Councillor noted that this was large for a porch, but raised no objections provided near neighbours were not affected by loss of light or privacy.

[WD/2020/0196/MFA](#) – LAND TO THE NORTH OF GREENLEAF GARDENS, POLEGATE BN26 6PH – MINOR MATERIAL AMENDMENT TO 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)). VARIATION OF CONDITION 10 IN ORDER TO CONSTRUCT A CAR BARN BETWEEN PLOTS 31 AND 32. NO OBJECTIONS.

[WD/2020/0281/F](#) – PLOT 46, TWIN OAKS DRIVE, POLEGATE BN26 6GH – APPLICATION FOR A 1 x 3 BED ADDITIONAL DWELLING, LOCATED WITHIN A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED PRIVATE AMENITY SPACE. NO OBJECTIONS.

[WD/2020/0397/F](#) – 3 ST JAMES WALK, POLEGATE BN26 6FQ – REAR CONSERVATORY. NO OBJECTIONS.

[WD/2020/0535/F](#) – 23 BRAMLEY ROAD, POLEGATE BN26 6JS – ERECT SINGLE STOREY REAR EXTENSION. NO OBJECTIONS.

[WD/2020/0488/F](#) – 5 SHEPHAM LANE, POLEGATE BN26 6LZ – SINGLE STOREY SIDE EXTENSION. NO OBJECTIONS.

[WD/2020/0546/F](#) – 14 BRAMLEY ROAD, POLEGATE BN26 6JS – SINGLE STOREY SIDE EXTENSION. NO OBJECTIONS.

[WD/2020/0379/MAO](#) – LAND TO NORTH OF DITTONS FARMHOUSE, DITTONS ROAD, POLEGATE BN26 6HY – PROPOSED 12 NO. ONE-BEDROOM FLATS, 10 NO. TWO-BEDROOM HOUSES AND 8 NO. THREE-BEDROOM HOUSES, INCLUDING REPOSITIONING OF ROAD

APPROVED UNDER APPLICATIONS [WD/2016/3035/MAO](#) AND [WD/2019/0442/MRM](#).
OBJECTIONS – A Councillor said that if the following issues were resolved he would support the application:

The Councillor noted that the entry road from Dittons Road is very close to the main roundabout and was concerned that the increased level of perceived traffic exiting from this road (i.e. 55 extra car parking spaces minimum) could be at risk from speeding traffic coming off from roundabout. The traffic exiting this road would be in difficulty when attempting to turn right as there is no space for them in middle of road, just waiting areas for traffic making exit turns from Dittons Road.

The Councillor noted that a travel plan co-ordinator will manage the Travel Plan but will do this when 25% occupancy has been achieved. It may be better to anticipate and manage problems before people move in.

Noise from Jubilee Way could be problematic. The Councillor noted the conclusions in the noise report state part of the site would be a noise level of over 55dB. This is indicated by a red area on their map. Mention is made of houses needing adequate ventilation. Closing windows to reduce noise is unsatisfactory.

The area is waste ground so this area would be put to purposeful use,

The site is constrained by ground instability according to the SuDS report of March 2019. Instability could be a problem resulting from increased infiltration.

A Councillor was concerned that the repositioning of the access road could cause danger and concurred with the comments made by the fellow Councillor above. The Councillor also highlighted the likelihood of noise and pollution from nearby Golden Jubilee Way.

[WD/2020/0612/F](#) – 16 BRIGHTLING ROAD, POLEGATE BN26 5DB – SINGLE STOREY REAR EXTENSION. NO OBJECTIONS.

[WD/2020/0672/F](#) – 24 DYMCHURCH CLOSE, POLEGATE BN26 6ND – SINGLE STOREY EXTENSION TO SIDE AND REPLACEMENT OF CONSERVATORY WITH TILED ROOF COVERED AREA TO REAR. NO OBJECTIONS.

[WD/2020/0650/F](#) – 33 GOLDEN MILLER LANE, POLEGATE BN26 5HW – NEW SINGLE STOREY REAR AND SIDE EXTENSION TO FORM NEW OPEN PLAN KITCHEN/DINING AREA, UTILITY ROOM AND WC. NO OBJECTIONS.

[WD/2020/0743/F](#) – THE HOBBIT, DITTONS ROAD, POLEGATE BN26 6HX – SIDE AND FRONT INFILL EXTENSION, GARAGE CONVERSION AND NEW OPEN PORCH TO FRONT. NO OBJECTIONS.

[WD/2020/0819/MFA](#) – LAND SOUTH OF DITTONS FARMHOUSE, DITTONS ROAD, POLEGATE BN26 6HY – MINOR MATERIAL AMENDMENT TO [WD/2019/0442/MRM](#) (RESERVED MATERS PURSUANT TO OUTLINE PERMISSION [WD/2016/3035/MAO](#) (OUTLINE APPLICATION FOR THE ERECTION OF 78 DWELLINGS AND ASSOCIATED WORKS) INVOLVING VARIATION OF CONDITION 4 TO CORRECT ERRORS MADE ON APPROVED DRAWINGS, ESPECIALLY THE SITE LAYOUT, TO ENABLE THE PLOTS TO FIT ON SITE (SITE LAYOUT AMENDED TO MATCH THE ROOFS OF THE HOUSE TYPES AND HOUSE TYPE 180 REVISED TO ALLOW OTHER PLOTS TO FIT). NO OBJECTIONS.

	<u>WD/2020/0749/F</u> – BRAMLEY FARM, BAY TREE LANE, POLEGATE BN26 6QN – RESUBMISSION OF A SCHEME TO CONVERT A FORMER DAIRY BUILDING TO 3 NO. DWELLING HOUSES. NO OBJECTIONS. <u>WD/2020/0859/F</u> – 1 SOUTHFIELD, POLEGATE BN26 5LU – SINGLE STOREY SIDE EXTENSION TO CONSIST OF NEW ENTRANCE PORCH, ADDITIONAL BEDROOM AND WC ALONG WITH NEW LIVING ROOM. NO OBJECTIONS. <u>WD/843/CM</u> – WOODSIDE DEPOT, HAILSHAM ROAD, POLEGATE BN27 3PG – RECONFIGURATION OF SITE LAYOUT INCLUDING: EXTENSION TO YARD; INSTALLATION OF VERTICAL SILO; INSTALLATION OF WEIGHBRIDGE; ERECTION OF STORAGE BUILDING; OPERATION OF CONCRETE CRUSHER; NEW LIGHTING SCHEME; NEW DRAINAGE INFRASTRUCTURE; FULL CONVERSION OF BROWNGINGS TO OFFICE AND HMO ACCOMMODATION. NO OBJECTIONS, but Councillors had the following comments and questions: A Councillor stated that they had no objections to the plan as long as appropriate action is taken to reduce risk from expansion. The Councillor was of the opinion that it would be a better option to extend the facility on this site rather than build a new site somewhere else. A Councillor stated they had received a complaint from a resident about noise and dust. The Councillor stated that the application appeared to imply that a concrete crusher will be on site permanently and in use “most days”. The Councillor asked if a new assessment in relation to the crusher be carried out. The Councillor said that, if permission were to be given for the concrete crusher it should be restricted to reasonable times and not used at weekends. A Councillor queried the use of a concrete crusher on the site and asked (i) what the operating hours would be; (ii) how the noise and dust from the crusher would affect local residents who had a right to quiet enjoyment of their gardens, and (iii) how would dust being wind blown onto grazing land affect sheep and cattle. The Councillor asked who would be using the Homes of Multiple Occupation – would it be solely for employees. The Councillor was concerned about road safety on the A22 and the possible dangers of additional traffic entering/leaving the site. The Councillor asked how tall the silo would be and what impact would it have on surrounding countryside. <u>WD/2020/0997/F</u> – 65 HIGHGROVE CRESCENT, THE MILL, POLEGATE BN26 6FL – ERECTION OF NEW ONE STOREY GARDEN ROOM TO REAR OF PROPERTY. NO OBJECTIONS. <u>WD/2020/1048/F</u> – 25 BUTTERCUP DRIVE, POLEGATE BN26 6FB – SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY, WHICH WILL EXTEND THE LOUNGE INTO THE REAR GARDEN. NO OBJECTIONS. These were noted by all present.
12927	Planning decisions by Wealden District Council – for information only <u>WD/2019/2009/AI</u> – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – PROPOSED APPLICATION FOR 2 NEW IMAGE ELEMENTS INCLUDING ‘BACK LIT WAVE’ AND ‘LCD KOALA’. APPROVED BY WEALDEN DISTRICT COUNCIL ON 12TH FEBRUARY 2020. <u>WD/2019/2672/F</u> – 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. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH FEBRUARY 2020.

[WD/2019/1988/MRM](#) – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 2 RESERVED MATTERS RELATING TO THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF 244 DWELLINGS, INCLUDING AFFORDABLE HOUSING, PURSUANT TO OUTLINE PERMISSION [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). APPROVED BY WEALDEN DISTRICT COUNCIL ON 28TH FEBRUARY 2020.

[WD/2017/2261/MAJ](#) – 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 (B1b & c) AND STORAGE AND DISTRIBUTION (B8), WITH REPLACEMENT ROOF MOUNTED SOLAR ARRAY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND MARCH 2020.

[WD/2016/3047/MAO](#) – LITTLE SHEPHAM, SHEPHAM LANE, POLEGATE BN26 6NB – OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS ON ACCESS) FOR THE DEVELOPMENT OF UP TO 108 DWELLINGS, NEW INTERNAL ROADS AND ALLOTMENTS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND MARCH 2020.

[WD/2019/1879/FR](#) – MCCOLLS POLEGATE, OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – RETENTION OF AN AUTOMATIC TELLER MACHINE AND ASSOCIATED SIGNAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD MARCH.

[WD/2019/1880/AIR](#) – MCCOLLS POLEGATE, OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – RETENTION OF AN AUTOMATED TELLER MACHINE AND ASSOCIATED SIGNAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD MARCH 2020.

[WD/2020/0074/F](#) – 74 WINDMILL ROAD, POLEGATE BN26 5BQ – NEW GROUND FLOOR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 18TH MARCH 2020.

[WD/2020/0068/F](#) – POLEGATE RAILWAY STATION, HIGH STREET, POLEGATE BN26 6AQ – REMOVAL OF THE EXISTING 18M MONOPOLE SUPPORTING 3 NO. ANTENNAS AND REPLACEMENT WITH 20M MONOPOLE SUPPORTING 6 NO. ANTENNAS AND ANCILLARY DEVELOPMENT THERETO, INCLUDING 9 NO. REMOTE RADIO UNITS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH MARCH 2020.

[WD/2020/0356/F](#) – 8 NORTHFIELD, POLEGATE BN26 5EE – FRONT PORCH. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH MARCH 2020.

[WD/2019/2462/F](#) – LAND TO THE REAR OF 9 WESTERN AVENUE, POLEGATE BN26 6EP – NEW SINGLE DWELLING. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH APRIL 2020.

[WD/2018/1058/F](#) – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – DEMOLITION OF BUILDING USED FOR STORAGE OF BUILDING MATERIALS/OFFICE AND ERECTION OF DWELLING WITH PARKING. REFUSED BY POLEGATE TOWN COUNCIL ON 7TH

	APRIL 2020. <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. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH MAY 2020. Noted by all present
12928	Other planning items Withdrawal of the Wealden Local Plan (2019) - letter from Wealden District Council. Councillors discussed the withdrawal of the local plan and the possible implications it may have on Polegate and the surrounding area.

The remote meeting ended at 10.20am

Chair of Planning Committee _____ Date

DRAFT