

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the meeting held on 10^h April 2012 at 7.30pm Council Chambers 49 High Street Polegate

Present: M Clewett (Chair) **MCI**, M Pybus **MPy** J Harmer **JH** T Voyce (ex officio) **TV**, Mrs M piper (ex officio) **MP**, R Martin **RM** (6)

Not present: Cllr Mrs J Voyce **JV**, Mrs C Berry **CB**, G Carter **GC**, E Board **EB**, (4)

Clerk J Ognjanovic **JO**

No members of the public

Minute No.	Subject/Resolution	Action
10166	Apologies for absence Cllrs Mrs C Berry, Mrs J Voyce, G Carter	
10167	Declarations of Interest in any items on the agenda Cllr Clewett declared a prejudicial interest in minute no. 10170 WD/2012/0444/LDE (has worked with the applicant) Cllrs Mrs M Piper, R Martin J Harmer declared a non prejudicial interest in minute 10170 (know the applicant as a former councillor)	
10168	Minutes of the planning committee meeting held on 5th March 2012 It was resolved that the minutes be accepted and signed by the chair as accurate. VOTE All in favour	
10169	Opportunity for Public comment None	
10170	Cllr Clewett handed over the position of chair to the vice chair Cllr Martin and left the room. Planning Applications WD/2012/0444/LDE Three Oaks, Hailsham Road, Polegate BN26 6RF The location of the application was discussed in that it lies in a piece of land not accessible to the public. A comment was made on applications where a temporary building can be installed and given permission when there was no official process to be aware of the existence of the temporary build and after the appropriate time the landowner can apply for a certificate of lawful development. The committee agreed there was no evidence that they could submit to disagree with the application. It was resolved to submit no objections to the application WD/2012/0444/F VOTE 3 for 2 abstentions (Cllrs Mrs M Piper, T Voyce) Cllr M Clewett rejoined the room and chaired the meeting once	JO

	again.	
10171	Any Other Plans received prior to the meeting and notified to the public None	
10172	Delegated Applications WD/2012/0632/F 14 Porters Way, Polegate BN26 6AP To construct a single storey extension to the ground floor to provide bedroom and bathroom facilities for a wheelchair user. Widen the front driveway. Delegated committee: Cllrs M Clewett; R Martin; G Carter No Objections WD/2012/39 Victoria Road, Polegate BN26 6DA Single storey rear extension to provide additional bedrooms and enlarged kitchen. Delegated Committee: Cllrs M Clewett; R Martin; G Carter; Mrs M Piper No Objections WD/2012/0540/F 35 Barons Way, Polegate BN26 5JL Construction of conservatory to rear elevation Delegated Committee: Cllrs M Clewett; R Martin; G Carter; Mrs M Piper No Planning Objections with comment made that proposed conservatory appears to be particularly large with the overall size of the property. WD/2012/0456/F 64 Greenleaf Gardens, Polegate BN26 6PQ First Floor side extension Delegated committee: Cllrs M Clewett; R Martin; G Carter No Objections WD/2012/0524/F 29 Glynleigh Drive, Polegate BN26 6LU Single Storey rear extension Delegated Committee: Cllrs M Clewett; R Martin; T Voyce (Cllrs Mrs M Piper & G Carter declared non prejudicial interests and did not vote or comment.) A comment was made that there appeared to be many delegated applications. The clerk confirmed that most plans were included in the next meeting that could be held that met the deadlines. Some applications, which had originally been considered for the delegated committee, were now included in the planning agenda for 16 th April. The chair of Planning commented that the plans were not considered to be controversial and no objections had been received from the public regarding the plans before the decisions were made.	
10173	Details of Planning Decisions WD/2012/0074/F 30 Windmill Road, Polegate BN26 5BG To construct a conservatory to rear of property Approved by Wealden District Council on 7th March 2012 WD/2012/0158/F Land North of Dittons Road, Polegate BN26 6HT Erection of new single storey detached sales and marketing suite for residential development (building only to be erected for instruction site duration)	

	Approved by Wealden District Council on 28th march 2012 WD/2012/0154/F Plots 1 and 2, Land North of Dittons, Polegate BN26 6HT Substitution of Plots 1 and 2 on approval WD/2010/0200/MRM pursuant to outline application WD/2077/2353/MEA. Current approval of a 2 storey dwellings – house type 20A (3 bed), substituted with 2 storey dwellings – house type 14 (2 bed) and house type 11 (3 bed) and associated attached garages Approved by Wealden District Council on 28th March 2012 WD/2012/0159/AN Land North of Dittons Road, Polegate BN26 6HT Erection of non-illuminated sales and marketing suite signage. Approved by Wealden District Council 28th March 2012 WD/2012/0223/F 32 Bernhard Gardens, Polegate BN26 5JN Extension – room above existing garage Approved by Wealden District Council on 3rd April 2012 TPOs TM/2012/0087/TPO Land South of Lynholm Road Polegate Work as per schedule subject to tree preservation order (Polegate) No 41, 1991 Permission granted 15th March 2012 TM/2012/0042/TPO 30 Dymchurch Close, Polegate BN26 6ND Work as per schedule within tree preservation order (Polegate) No 20 1985 Permission granted for prudent tree maintenance root pruning refused. TM/2012/0065/TPO 71 Brightling Road, Polegate BN26 5AX Reduce approx 6ft one field maple within tree preservation order (Polegate) No 43 1985. Granted permission to reduce the Oak crown. 5th March 2012. TM/2012/0084/TPO Site 1 (Bridge abutments), Polegate Railway Station, Pevensey Road, Polegate Fell/Remove all oak trees within 5 m of wall subject to tree preservation order (Polegate) No 41, 1991 Granted permission to remove all oak trees and vegetation within 5m of the fractured retaining walls. Appeals: WD/2011/2576/F The Cottage Dittons Road, Polegate BN26 6HS Erect Orangery and single storey extension at rear Refused by Wealden District Council and subsequently under appeal	
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	APP/C1435/D/12/2170278 Appeal Appeal commenced 23rd February 2012 for 4 weeks. Appeal allowed and planning permission granted. 23rd March 2012.	
10174	Correspondence for information only The clerk read out a large list of correspondence as follows: a) The application for 28 Oakleaf which had already been considered and objected to by the planning committee had been resubmitted for further comments and had therefore been added to the planning meeting of 16th April for the whole committee to comment. b) The clerk had received various correspondence regarding the new National Planning Framework. In Summary the framework leant towards allowing any application subject to the normal planning rules. The clerk had prepared a brief bullet point comments on the Policy Framework and was preparing a report for the next meeting on 16th. c) As representations had been requested by the inspectorate the matter would also be referred to full council on 30th April for a corporate response. d) The clerk stated that she had received and had already noted online that CPRE had a number of useful booklets on planning. She had a few available for distribution and asked those who wished to have a copy to let her know. (Booklets Planning, A guide to Neighbourhood Planning) e) The clerk stated that she was attending the clerks neighbourhood planning session at Wealden District Council the following Monday and that she would need to provide some responses at the session, although these did not need to be a corporate response at present. The clerk briefed the committee on the outline of neighbourhood plans and how this could affect some areas of Polegate and the planning policy this could affect. The Planning committee stated that it • May consider the formulation of a neighbourhood plan • May possibly do a plan with a neighbouring parish • The issue of the key objectives for any such proposal would need to be investigated and discussed. • If any neighbourhood plan were to be phased it would have to be done very slowly and there would need to be a lot of input and advice from the District Council • Due to resource issues, there may be requests on funding availability- funding and advice on acquiring funding, resources such as staff time from the district and assistance regarding referendums etc f) The clerk stated that she had received new correspondence that the waste and minerals consultation had been extended to 24th April. g) The clerk stated that she had received a questions and answers booklet from Galliford Try regarding many of the questions raised by the councillors and public regarding the	JO JO MCI JO JO JO JO -

	proposed Shepham wind farm. She had also just received a letter asking for a meeting to discuss the community fund. She had contacted the clerk of Stone Cross and Westham Parish to see if a joint meeting might be preferable. The clerk stated that she would put the item on the full council agenda to resolve who would be delegated to speak on behalf of council on this matter. In the meantime the clerk would arrange suitable dates for the meeting. h) The clerk stated that she had received and circulated details of the two new Wealden District Protocols and that the committee would need to select a delegates for the meetings in accordance with the conditions stated in the letter. (No prejudicial interests in the matter to be discussed). It was recommended that anyone on the Planning Committee available to attend the meetings when invited by Wealden District Council who did not have a prejudicial interest would attend on behalf of Polegate Town Council. VOTE All in favour	Full Council Approval
10175	Planning Updates/General Information – for information only The clerk stated that she had received the report regarding the Coldthorn Lane application and despite much evidence the recommendation was to approve with conditions.	

The meeting closed at 8.20 pm