

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Tuesday 12th January 2021 at 10.00am by remote meeting

Present: Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner

Not present: - Cllr D Watts

No members of public present

Minute No.	Subject/Resolution
12758	Suspend standing orders <i>Standing orders were suspended</i>
12759	Opportunity for public comment None
12760	Apologies for absence Cllrs D Watts
12761	Declarations of interest in any items on the agenda None
12762	Minutes of planning Committee meeting held on 27th October 2020 <u>It was resolved that the minutes of 27th October 2020 are an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner</u>
12763	Any other plans received prior to the meeting - notified to the public None
12764	Planning Applications None
12765	Delegated applications – already submitted – for information only <u>WD/2020/2002/F</u> – THE VICARAGE, 1 CHURCH ROAD, POLEGATE BN26 5BX – PROPOSED DOUBLE GARAGE TO REPLACE SINGLE GARAGE. NO OBJECTIONS. <u>WD/2020/2068/F</u> – 10 COURTLAND ROAD, POLEGATE BN26 5BE – PROPOSED SINGLE STOREY EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. NO OBJECTIONS. <u>WD/2020/2013/FR</u> – 2 OAKLEAF DRIVE, POLEGATE BN26 6NZ – RETROSPECTIVE APPLICATION FOR AN EXTENSION AT THE REAR TO THE EXISTING GARAGE. NO OBJECTIONS. <u>WD/2020/2035/F</u> – 1 DOVER ROAD, POLEGATE BN26 6LA – PROPOSED PORCH EXTENSION TO FRONT AND SMALL EXTENSION TO SIDE. NO OBJECTIONS. <u>WD/2020/1065/MAJ</u> – LAND NORTH OF SUNFLOWER LANE, POLEGATE BN26 6HT – CONSTRUCTION OF 18 NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING. OBJECTIONS: The Delegated Planning Committee noted that this was an amended version of the plan that

	they had commented on in July 2020. A Councillor stated that they had read the comments and objections made by current residents on the estate. A Councillor stated that their objection to the building of any additional dwellings still stood. Councillors stated that their original comments and objections still stood and were applicable to this resubmission: • <u>In the application it refers to the development being on vacant land, but in item 6 it asks if the land is vacant and it states no. this is confusing as it contradicts itself.</u> • <u>The Transport report states there will be 42 car parking spaces but in section 7.3 states that there will be 34 spaces 28 for residents. 7.3 refers to internal parking and servicing arrangements designed to minimise the impact on nearby roads. How will this be achieved?</u> • <u>Under the tree report it states that the trees influence the development. There is a TPO plan and it gives the trees life expectancy of at least 40 years. How will the trees be protected when the building work is happening?</u> • <u>In the biodiversity and geological conservation, the adjacent land has protected species. If this goes ahead, they will be affected.</u> • <u>Foul sewerage – the application says that it will be disposed of using mains sewer, but under the section asking if the applicant proposes to connect to the main sewer it states that this is unknown. It gives the impression that little thought has been put to the ideas on how sewerage will be disposed of.</u> • <u>In the archaeology report (2nd June 2020) it refers to reports written in January 2010 and a letter dated 19th November 2012, and these related to a survey conducted in December 2009. All the reports are very outdated, are they still relevant?</u> • <u>It was good to see 35% of the housing may be allocated to affordable housing. However, in phase II of the original permission there was reference to commercial sections. This was over 10 years ago and lapsed?</u> • <u>There is a query over the number of fire hydrants that are suitable for mains water. It is important that there are enough fire hydrants for emergencies.</u> • <u>Some resident comments have referred to being advised that no further building would take place by the same developer. There is little space on bluebells, it is a very overcrowded development.</u> • <u>Another comment was made on a resident's comment that their property had been flooded. Council seek to ensure that this is dealt with and reassurance that this would not happen to the new properties.</u> These were noted by all present.
12766	Planning decisions by Wealden District Council – for information only WD/2020/1506/F – 25 GOLDEN MILLER LANE, POLEGATE BN26 5HW – REMOVE EXISTING CONSERVATORY, ERECTION OF REAR EXTENSION, LOFT CONVERSION, NEW WINDOWS AND INTERNAL ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH OCTOBER 2020. WD/2020/1682/F – 9 WALNUT WALK, POLEGATE BN26 5AD – GROUND FLOOR REAR EXTENSION TO FORM NEW LOUNGE/GARDEN ROOM EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 21ST OCTOBER 2020. WD/2020/1374/F – POLEGATE NEWS, 14 HIGH STREET, POLEGATE BN26 5AA – INSTALLATION OF ROLLER SHUTTERS TO PROVIDE INCREASED SECURITY. REFUSED BY WEALDEN DISTRICT

	COUNCIL ON 21ST OCTOBER 2020. <u>WD/2020/1074/F</u> – LAND TO THE REAR OF 7 SAYERLAND ROAD, POLEGATE BN26 6NU - DEVELOPMENT OF 2 NO CHALET BUNGALOWS WITH ACCESS FROM HONEYCRAG CLOSE. REFUSED BY WEALDEN DISTRICT COUNCIL ON 9TH NOVEMBER 2020. <u>WD/2020/1502/MFA</u> - LAND ADJOINING GREENLEAF GARDENS, POLEGATE, BN26 6PF - REMOVAL OF CONDITION 2 OF APPLICATION <u>WD/2018/1122/MRM</u> (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION <u>WD/2016/0644/MAO</u> (RESIDENTIAL DEVELOPMENT OF UP TO 40 RESIDENTIAL UNITS INCLUDING AFFORDABLE HOUSING AND ASSOCIATED DEVELOPMENT)) IN ORDER TO REMOVE THE REQUIREMENT FOR A SCHEME TO SECURE FURTHER MITIGATION OF VEHICLES CROSSING ASHDOWN FOREST. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH NOVEMBER 2020. <u>WD/2020/1862/P19</u> – 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 (12 x 2 BED APARTMENTS TOTAL) AND NEW ROOF TO MATCH EXISTING. PRIOR APPROVAL REQUIRED AND REFUSED BY WEALDEN DISTRICT COUNCIL ON 12TH NOVEMBER 2020. <u>WD/2020/1958/F</u> – LAND AT GAINSBOROUGH LANE TO THE NORTH OF 42 BAHRAM ROAD BN26 5JB – PROPOSED REPLACEMENT GARAGE ON LAND AT GAINSBOROUGH LANE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH NOVEMBER 2020. <u>WD/2020/2002/F</u> – THE VICARAGE, 1 CHURCH ROAD, POLEGATE BN26 5BX – PROPOSED DOUBLE GARAGE TO REPLACE SINGLE GARAGE. APPROVED BY POLEGATE TOWN COUNCIL ON 20TH NOVEMBER 2020. <u>WD/2019/1766/LDE</u> – JOAN HUGHES COURT, WALNUT WALK, POLEGATE BN26 5AR – 2 NO. HIGH LEVEL WINDOWS ON LEFT HAND SIDE FLANK OF COMMUNAL LOUNGE TO BE CLOSED UP TO MATCH EXISTING AND DOOR OPENING ADJACENT TO STAIRS 6 TO BE CLOSED TO MATCH EXISTING. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 20TH NOVEMBER 2020. <u>WD/2020/1968/F</u> – 23 SAYERLAND ROAD, POLEGATE BN26 6NX – PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH DORMERS TO FRONT AND BACK. APPROVED BY WEALDEN DISTRICT COUNCIL ON 24TH NOVEMBER 2020. <u>WD/2020/2068/F</u> – 10 COURTLAND ROAD, POLEGATE BN26 5BE – PROPOSED SINGLE STOREY EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH NOVEMBER 2020. <u>WD/2020/2013/FR</u> – 2 OAKLEAF DRIVE, POLEGATE BN26 6NZ – RETROSPECTIVE APPLICATION FOR AN EXTENSION AT THE REAR OF THE EXISTING GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH DECEMBER 2020. Noted by all present
12767	Wealden Local Plan – Direction of Travel consultation. Committee to submit comments to Wealden District Council. Councillors discussed the consultation in great detail. Including the following comments. • It was agreed that chapters 1-3 were an introduction to the plan and no comments required. • Chapter 4 – Climate change, carbon zero outputs, improving air quality: it was felt that public transport needs greater emphasis to be reliable to encourage use instead of cars and possibly a tramway between Hailsham and Eastbourne. Questions 1&4 • Chapter 5 - Ensure that growth and change is supported by infrastructure delivery

to meet the needs of our communities: new medical centres are urgently needed but there is also a GP shortage which needs to be considered. There is a need for community friendly meeting places to socialise and encourage more people to use more shops in the high street, making the high street shopping experience a social one. Questions 6&9

- **Chapter 6** – There is a need for more affordable single accommodation. There is a trend 30% of people living on their own by 2033. Single accommodation needs to be for younger adults as well as older adults. (residents who rent must also be accountable for any damage they cause).
There should be no more development in Polegate and Hailsham and respectfully suggest that there be a new development site at Berwick which is well served by public transport, has the A27 which eventually is likely to be dualled and a mainline railway station. There is also lots of space for a new settlement with expansion. Eastbourne Borough Council should be encouraged to build up on brownfield sites in particular sites like the old Debenhams building and TJ Hughes which could be turned into flats and a lot of accommodation for single people. Questions 11, 14 & 15
- **Chapter 7 - Support local businesses, increase jobs and ensure a thriving, diverse and a locally sustainable economy.**
Maybe office space will be in less demand after the COVID pandemic and working from home Q21,24 25
- **Chapter 8 - Support and regenerate our town and local centres by attracting the right investment and creating vibrant places that provide for our community's needs:**
Suggest that in future there be a retail park at Diplocks in Hailsham and a tramline stop as a longer term strategy. It could be completely redeveloped into a retail site served with a good tramway system. This could provide jobs and shopping opportunities and to encourage people into the area Qs 26,29,30
- **Chapter 9 – Improve our existing tourism offer and increase visitor spend**
If Hailsham street market were to be expanded with different themes to encourage tourism in that area and for Polegate to concentrate on being the gateway to the downs SDNP, with more eating places and accommodation for people to stay in as a base to visit other local areas. Qs 31,34,35
- **Chapter 10 - Protecting and enhancing our natural environment, increasing biodiversity and improving the quality of our green and blue spaces**
Trees and the countryside should be preserved and to have initiatives such as sponsor a tree/tree planting scheme; and to set up all year round paths and cycleways and footpaths. Although there are a few of these already this could be expanded more. Protecting wildlife in areas around the SDNP and not to allow development which would interfere with this and the dark skies designation Qs Q36,39, 41,44,45
- **Chapter 11 – Protecting our high quality landscapes, our heritage and cultural assets**
Ashdown forest must be protected along with ancient churches and villages. Encourage tours of Sussex villages with historic heritage assets and encourage survival of old skills, such as blacksmiths etc. Qs 46,49,50,51,54,55
- **Chapter 12 - Creating high quality places through good design**
To avoid box like crammed in and modern new builds and encourage the preservation of historical assets Qs 56,59,60
- **Chapter 13 - Help our communities to thrive, living safe, inclusive and healthy lives**
To focus on outdoor spaces as opposed to MUGAs and outdoor gyms as they have

	limited appeal. Walking running, cycling appeal to larger numbers of people. Also comment that there is a large shortage of recreational space in Polegate and this has been even more noticeable during the pandemic. Qs 61,64,65. • Chapter 14 – Our Growth Options The order of preference for these options is as follows Option 4 – New Settlement(s) Growth – particularly Berwick, as it has room for expansion, near mainline station, good road connections with a future dualled A27. Then Option 3 – Dispersed Growth – where <u>all areas</u> get a fair share of development according to their size. Then Option 2 – Semi-Dispersed Growth to Existing Sustainable Settlements and Larger Villages – where some place will get development Finally, as a last option - Option 1 – Focused Growth including Large Extensions to Existing Sustainable Settlements Qs 67,69, 70 Option 4 is the preferred choice with Berwick as a location and would like to see this out forward to Wealden. <u>It was resolved to submit the above comments in response to the consultation. VOTE all in favour Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner</u>
12768	Other planning items None

The remote meeting ended at 10.28am

Chair of Planning Committee _____ Date