

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING MEETING

Minutes of the meeting held on 12 June 2007 in the Council Chamber, 49 High Street, Polegate at 7.30 p.m.

Present: Cllrs. T. Voyce (Chair), S. Barber, Mrs C. Berry, G. Carter, J. Harmer, Mrs M. Piper, J. Rogers, Mrs J. Voyce, T. Wright.

In Attendance: Cllrs. D. Broadbent, R. Martin and Mrs D Joy
16 members of the public; no press

The Chair welcomed everyone to the meeting and advised residents that they would have an opportunity to put forward their comments later in the meeting. The Chair also proposed that application WD/509/CM be considered as the first application on the agenda and this was agreed by all.

7589 Apologies for absence

Apologies were received from Cllr. Mrs Scarborough.

7590 Declarations of interest

Cllr. Rogers declared a personal interest in application no. WD/2590/CC Polegate County Primary School.

7591 Minutes of the meeting held on 22 May 2007

The minutes of the meeting held on 22 May 2007 were adopted as correct and signed by the Chair.

7592 Matters arising from the meeting held on 22 May 2007

Minute 7568 Issues and Options Preview Session - members were advised that as it had only been possible to secure one place at the session, the Town Clerk would be attending - noted.

7593 Planning applications

WD/509/CM Town and Country Planning (General Development Procedure) Order 1995 - change of use of land for sewerage undertaker. Construction of a Combined Sewer Overflow (CSO), Motor Control Centre (MCC) Kiosk and Outfall Structure. Southfields CSO, Eastbourne Road, Polegate.

Members were advised that one letter of objection had been received. For the benefit of the committee and members of the public, the Chair outlined the application detail as follows.

The application by 4 Delivery Ltd, on behalf of Southern Water, seeks planning permission for a change of use of land - from EDF operational land to Southern Water operational land; the CSO Chamber (which will stand proud of the ground by 150mm/6inches only); the outfall structure and Motor Control Centre kiosk.

The site for the proposed CSO is located at the southern outskirts of Polegate, to the rear of Polegate Service Station (Tesco Express) on Eastbourne Road, within the EDF compound. The current CSO is located on the edge of the allotments, off Southfield. It has restricted access and is within a flood plain.

The rest of the proposed works are to be carried out under Southern Water's permitted development rights, namely the adjacent construction compound, sub-surface pipe works and access chambers at grade.

Members of the public were reminded that Polegate Town Council is a consultee only. It cannot make decisions on any planning applications. However, it can pass on relevant comments and concerns on behalf of this committee, and also local residents, who may have local knowledge unbeknown to either the applicant or the planning authority. At this stage, issues that should be taken into consideration are:

1. The scheme will provide additional capacity to the sewerage network to prevent hydraulic overloading, which caused external flooding to the residential property 'The Laurels' situated to the rear of no. 13 Clement Lane.
2. The installation of the new sewer will allow removal of a section of above ground pipe crossing Wannock Mill Stream, which impedes the flow of the stream, particularly during storm events.
3. The proposed site will enjoy better access and is outside of the flood plain.
4. Less positively - a level of noise and disturbance will be caused to residents along the site access route (Brightling Road and Courtland Road) and in Clement Lane.
5. The application makes no reference as to how 4 Delivery Ltd propose to gain access to the temporary contractors' compound across a privately owned ransom strip at the end of Courtland Road.
6. The worry that, despite assurances within the application, unless all traces of the 4m wide temporary access road and the 60m x 30m contractors' compound are removed, this green-field site could more easily obtain brown-field status in the future. With a tarmac finish, this temporary provision appears fairly permanent.

It was then proposed, seconded and agreed by all to suspend Standing Orders to allow residents to address the committee.

STANDING ORDERS SUSPENDED

A resident of Courtlands Road explained that she was the owner of the majority of the boundary fence, her neighbour also owned part of it and only the three middle panels belonged to the original builder. This had been explained to the construction company. The builder has since died and to date no heirs or successors in title have been found. Courtlands Road is only 5m wide, there are a lot of pensioners living there who receive meals on wheels and cars are parked on the road.

There are slow worms in the ESCC field. Hindslands is not used now so why could that not be used as an access for the proposed site. A dangerous situation would also be caused by lorries turning in from Eastbourne Road if the Courtlands access went ahead.

Another resident who lived within 50ft of the proposed construction site expressed the view that all vehicles to the site should come in off the Eastbourne Road. Concern was also raised regarding the integrity of the site, vandalism etc. and responsibility for any leaks of sewerage. Would the sewerage be sealed so there is no smell.

Other concerns were also raised which included fly tipping and the removal of the tarmac at the end of construction to prevent the area becoming a brown-field site.

Large lorries would push out or break the kerb stones and possibly damage the foundations of nearby properties. Another alternative would be to use the access by the Hindlands caretaker's house further south on the A22.

Cllr. Martin was then invited to speak. He advised that he had attended a meeting with 4D, the construction company, and the reason why they did not want to access the site from the side of the Tesco Garage was because EDF (the previous owners of the land) had a high voltage transformer located behind the garage and required access from the A22 at all times. He had pointed out to the contractors that there was a ransom strip and that they would be breaking the law if they just went through the fence from Courtlands Road. The University of Brighton and ESCC want to sell Hindslands for building land. Therefore if the Southern Water site is not properly reinstated to grassland it may well start an argument for it to become a brown-field site.

Cllr. Martin also advised that the pumping station would only come into operation when there is flooding; it pumps out sewage and waste water.

The Chair thanked residents for their input and reinstated Standing Orders.

STANDING ORDERS REINSTATED

Members of the committee then discussed the application and the following comments and concerns were agreed.

NO OBJECTION to the provision of the Combined Sewer Overflow, Motor Control Centre Kiosk and Outfall Structure.

However, Council has **STRONG OBJECTIONS** to the proposed access via Courtlands Road. The preferred option would be to widen the access to the EDF compound (adjacent to the Tesco Garage) even if only on a temporary basis, so that all vehicles to the site would have access from the A22 Eastbourne Road.

An alternative entrance, and second preferred option, would be via the entrance to Hindsland, by the caretaker's house, further south on the A22 Eastbourne Road.

The proposed access via Courtlands Road is not viable as the fencing and ransom strip where access is proposed is privately owned and it would also cause undue noise and disturbance to residents with the strong possibility of damage to kerb stones and housing foundations. The right turn off the A22 Eastbourne Road to access Courtlands Road, via Brightling Road, is already hazardous and would only create a greater potential for accidents and increase congestion.

Council also has **STRONG OBJECTIONS** to the provision of a tarmac car parking area and would prefer to see the provision of suitable matting which could easily be removed at the conclusion of construction. The location of the proposed parking area is also unacceptable. A parking area could be created on the East Sussex County Council site adjacent to Tesco.

A 106 agreement should be in force to ensure that the site is reinstated to grassland at completion of construction to prevent any possibility of the site being designated as brown-field. If any tarmac is laid this should be removed in entirety.

Vehicles should be cleaned prior to leaving the site and steps taken to suppress dust. The roads should be sprayed in dry weather and cleaned regularly.

Concern is also expressed regarding the integrity of the site and the potential for vandalism and Council would wish to see strong security measures in place for the duration of the building works.

WD/2007/1399/F 1 Hythe Close, Polegate. Single storey side extension.

NO OBJECTIONS

WD/2007/1304/F 36 Bahram Road, Polegate. Proposed single storey rear extension with internal alterations.

NO OBJECTIONS

WD/2007/1488/F 10 West Close, Polegate. Erect garage at rear.

NO OBJECTIONS

WD/2590/CC Consultation under article 13 of the Town and Country Planning (General Development Procedure) Order 1995 - proposed extension at front to provide a medical room and disabled persons toilet facilities, together with internal alterations to re-site male staff w.c. Polegate County Primary School, Oakleaf Drive, Polegate.

NO OBJECTIONS

WD/2007/1345/F Priory Court Farm, Sayerland Lane, Polegate. Two fishing lakes, wildlife pond and car parking.

NO OBJECTIONS

WD/2007/1554/O 2 (formerly 1&2) Shepham Lane, Polegate. Demolition of existing dwelling and construction of 5, 3bed houses, associated parking and revised access.

OBJECTIONS:

1. Over development
2. Site can accommodate 4 houses but 5 is considered excessive.

7594 Details of planning decisions

Permissions:

WD/2007/0842/F Single storey rear extension. 14 Sunstar Lane, Polegate.

WD/2007/0858/F Single storey extension to side and rear. 26 Church Road, Polegate.

WD/2007/0845/F Construction of conservatory to rear elevation. 41 Sunstar Lane, Polegate.

WD/2007/0720/F 9500mm run of 2000mm high close boarded fencing and extension to an existing paved area. Polegate Community Centre, 54 Windsor Way, Polegate.

WD/2007/0746/F Conservatory at rear. 25 St. Mary's, Lynholm Road, Polegate.

WD/2007/1126/F Replace 1.5m high fence at side with 1.8m high close boarded fence. 53 Brook Street, Polegate.

WD/2007/0910/F Two-storey rear extension and a single-storey front and side extension. 31 Victoria Road, Polegate.

WD/2007/1040/F Change of use from residential dwelling to dental surgery (ground floor) and residential flat (first floor) with associated access and car parking at rear. 11 Station Road, Polegate.

WD/2007/1060/F Demolition of two chicken sheds and one commercial building and erection of new commercial building. Bay Tree Farm, Bay Tree Lane, Polegate.

WD/2006/3462/F Construction of new vehicular access onto Dittons Road from the EDF Energy site, Chaucer Industrial Estate, and adjoining highway land on Dittons Road (B2247) Polegate.

WD/2007/1107/F Proposed bigger porch to replace existing, single storey pitched roof porch. 25 Pevensey Road, Polegate.

WD/2007/1086/F Proposed single storey extension to the side and alterations. 64 Greenleaf Gardens, Polegate.

WD/2007/1024/F Single storey extension to side and rear of existing bungalow to provide additional living accommodation. 9 Otteham Close, Polegate.

WD/2007/1117/F Single storey rear extension. 36 Oakleaf Drive, Polegate.

WD/2007/0786/F Provision of above ground fuel tank and pump to replace existing below ground tank. Below ground tank to be decommissioned. Polegate Delivery Office, 74 High Street, Polegate.

WD/2007/0925/F Demolition of existing pre-cast concrete workshop retaining base for replacement with one timber framed workshop inclusive of pitched roof. 7 Gosford Way, Polegate.

WD/2007/0891/F Single storey extension. 2 Hailsham Road, Polegate.

Refusals:

WD/2007/7501/T Installation of 11.7 metre high slimline monopole supporting 3no. antennas, equipment cabinet and ancillary equipment. Station Road, Polegate.

WD/2007/0665/F To undertake motor vehicle servicing, maintenance and repairs, engine diagnostics, tyre fitting and air conditioning. Unit 11 Chaucer Industrial Estate, Polegate.

7595 Correspondence

There were no items of correspondence.

7596 Planning updates and general information

Members were advised that Honeypot Farm was in private ownership and therefore the land usage is down to the owner of the land. Any change of use would of course require planning permission.

The A boards outside Fox & Son had been moved closer to the shop front and did not now impede the footway.

Millfields and the service road in front of the shops is privately owned. However, it may be that a letter could be sent to the owner of the site advising of the state of disrepair and requesting remedial works - noted.

The Hailsham Road service road was identified as a site for the PCSO street briefing programme, particularly with regard to cars parking on the grass and trailers being left on the road - noted.

The tick box questionnaire regarding housing options to be sent out to all residents was generally discussed and it is proposed to put this item on the agenda for fuller discussion at the next planning meeting. Members to come with drafts and their proposals etc.