

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the meeting held on Monday 12th May 2014 at 7.30 pm
Council Chambers, 49 High Street, Polegate, BN26 6AL**

Present: M Clewett **MCI** (chair), Mrs M Piper **MP**, Cllr H Parker **HP**, T Voyce **TV** (4)
Not present: Cllrs Mrs C Berry **CB**, Mrs J Voyce **JV**, J Harmer **JH**, J O'Riordan **JOR** M
 Cunningham **MC** (5)
 No members of public

Minute No.	Subject/Resolution	Action
10960	Apologies for absence Cllrs Mrs J Voyce (personal), Mrs C Berry (health), M Cunningham (work), J O'Riordan (health), J Harmer (holiday)	
10961	Declarations of Interest in any items on the agenda None	
10962	Minutes of the Planning Committee meetings of the 28th April 2014 It was resolved that the minutes were accurate and signed by the chair VOTE all in favour (FOR Cllrs M Clewett, Mrs M Piper, H Parker, T Voyce)	
10963	Opportunity for Public comment None	
10964	Any other plans received prior to the meeting and notified to the public WD/2014/0826/F Ditfoord, Dittons Road, Polegate BN26 6HS Single storey extension to side/rear of property. It was agreed that the application was pleasant and no one had any objections to the application. It was resolved to submit no objections to the application. VOTE All in favour (FOR Cllrs M Clewett, Mrs M Piper, H Parker, T Voyce)	
10965	Planning Applications WD/2014/0578/F UNIT A3, Dittons Road, Polegate BN26 6QH Change of use from B1 to D1 A discussion took place on the above application. It was agreed that the application was particularly good and the committee agreed to support the application. The parking had been considered well and catered for, the traffic had been considered. It had good employment opportunities and overall was a good thing for Polegate. It was resolved to submit no objections and to comment that the council fully supported this application. VOTE All in favour (FOR Cllrs M Clewett, Mrs M Piper, H Parker, T Voyce) WD/2014/0782/F 21 Willow Drive, Polegate BN26 5DN Proposed loft conversion with dormers at front and rear, together with side entrance porch.	

	A discussion took place on the size of the proposed changes. It was agreed that the application was overdevelopment. The locality was considered and the precedents that had been set in part of the street and the location of the application property. It was agreed that it would not be in keeping with the nearby houses, although it would not be out of keeping further down the drive. It was considered that if this application was approved there was a likelihood of the others in the arc possibly converting in the same way. In some areas it would stand out and from other views it would not. The committee considered the layout of the conversion itself and agreed that in reverse, (i.e. if the larger part was on the back and a velux on the front) the application would be fine, as there was no one to overlook and it would be in keeping from the front. The committee agreed that in planning terms there were few reasons to object. It was discussed that the ridge had not been raised and another recent application elsewhere had been turned down because of the ridge height, the overlooking aspect and the out of keeping with nearby properties. The committee agreed that they were not against this application in principle, but that the front dormer was not in keeping with the other properties nearby and should be a velux to keep consistent. It was resolved to submit objections but with comments that in principle the council were not against the proposal, but that they felt it was not in keeping with the neighbouring properties and would prefer to see the larger dormers at the rear of the property and possibly velux to the front instead to minimise the impact on the street scene nearby. VOTE FOR the above <u>objections</u> Cllrs M Clewett, Mrs M Piper, T Voyce, H Parker. WD/2014/0813/FR Land at rear of Nightingale Villas access way and resurfacing of former greenhouse bases for use for the display and sale of Christmas trees for a period not exceeding 28 days in any calendar year (retrospective application) A discussion took place on the nature of the retrospective application. It was agreed that there were no concerns about the actual sale of trees for the 28 days and the matter appeared to be a technical enforcement issue. It was resolved to submit no objections to the application. VOTE All in favour (FOR Cllrs M Clewett, T Voyce, H Parker, Mrs M Piper) WD/2014/0806/MRM Land At Dittons Road, Polegate, BN26 6HT Reserved Matters Relating To The Phase 2 Commercial Element Of Wd/2007/2353/MEA As It Relates To The Appearance, Landscaping, Layout And Scale Of The Balancing Pond. The above application was discussed and it was agreed to submit no objections. It was resolved to submit no objections to the above application. VOTE All in favour (FOR Cllrs M Clewett, T Voyce, H Parker, Mrs M Piper)	
10966	Delegated Applications None	
10967	Planning decisions None	
10968	Planning updates/general Information – for information only	

	The chair of Planning commented on the conservation officer notice and that enforcement now asked for local councillors and residents to report items requiring enforcement. He stated that the next stage of the Local Plan (Strategic sites) would take place on 10th June and that both he and the clerk would be attending but not speaking. A report would be prepared and brought back to planning and full council on any information that comes to light during the course of the hearing. A councillor mentioned some advertising on the railings at the crossroads and asked that a letter be sent to enforcement to deal with the permanent advertising on the barriers (taxi firm 720720). Another councillor commented on some other advertising from Bad Barnett along the Dittons road area that also needed to be brought to the attention of the enforcement section at Wealden District Council. The clerk stated that she would send an email/letter to enforcement to bring it to their attention and informed the committee that the enforcement issue at the crossroads and into Jevington had been dealt with quickly and effectively by Wealden and both had now been removed. The chair closed the meeting stating that it was probably his last meeting as chair of the committee and he thanked everyone for their help over the last 2 ½ years.	
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The meeting closed at 7.50pm