

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 13th July 2010 at The Council Chamber, 49 High Street, Polegate at 7.30 p.m.

Present: Cllrs J Rogers (Chair), G Carter, Mrs C Berry, R Martin, Mrs M Piper, T Wright, and T Voyce.

8 members of the public

9291 **Apologies**
None

9292 **Declarations of interest in any items on the agenda**
WD/2010/1276/F 9 Albert Road – Cllrs Mrs M Piper, T Voyce and R Martin – Personal and non-prejudicial.
WD/2010/1492 17 Spurway Park – Polegate Town Council – Prejudicial.

9293 **Minutes of the meeting held on 14th June 2010**
The minutes of the meeting held on 14th June 2010 were agreed and signed by the Chair.

9294 **Opportunity for Public Comment**
Standing Orders Suspended
5 members of public spoke with objections to planning application WD/2010/1311/F The members of the public stated that the business was already noisy and the Increase in development would make it unbearable especially as it appears to be Working at very unsociable hours. The development is surrounded by resident Housing and there appears to be no consideration for the loss of privacy and Overlooking of the properties. On the plans there will be an extra 48 members of Staff and only 11 parking spaces which means that there will be parking on the Road. Letters have been sent to WDC and surveys for noise pollution have taken Place. The production line is already up and running and generators are running all Day and all night. 5 air conditioning unit are on all day and all night which means That neighbouring houses cannot open windows at night as there is too much noise.

Standing Orders Re-instated

9295 **Planning applications**
WD/2010/1311/F Former warehouse coaches site, Dittons Road, Polegate
Erection of two production buildings with hostel accommodation above for Employees and extension and alterations to workshop/storage building to form Office, staff room and toilets and new external cladding and doors.

A lengthy discussion took place and it was felt that the location is totally unsuitable For a hostel and production building especially considering working 7 days a week And the design is an overbearing dominance within the surrounding residential Properties. There would also be a highways issue if forklifts are proposed to tow on To the main highway.

It was voted (7 in favour and 1 abstain) to object to this planning application on the Following Grounds – Policies
EN29 – Light Pollution

TR1 – Environmental impact of new road proposals
HG3 – Phasing of housing land
NE4 – Pollution
BE19 – Hazardous Site
TR16 – Car Parking Standards

The development would be inappropriate, out of keeping with area, over Development and noise and light pollution.

WD/2010/1462/F 48 Gosford Way Polegate Bn26 6DP
Alteration to Planning Permission WD/2008/2327/F to provide gable roof to Rear extension.

No objections

WD/2010/1400/F 28 Bahram Road Polegate BN26 5JB
Proposed single storey rear extension.

No objection – Recommend Approval

WD/2010/1164/F Barclays Bank Plc, 59-61 High Street Polegate Bn26 6AH
Install 1 no. downlighter, install 1 no. CCTV camera and installation of 3 no. new AC condenser units.

No objections – Recommend approval

WD/2010/1364/AN Various sites in Polegate
New litter bins to replace existing and some new sitings with advert.

2 letters from residents had been received – one stated that the resident was Disappointed that there was no provision for a litter bin at Wannock Road Recreation Ground and the second letter was asking for a litter bin at Grand Parade And the litter bin on the north side of A27 Lewes Road to be re-located to the Gainsborough Lane side of the main road. The letter also asked for more Dog Bins. Both of these letters will be passed onto WDC for comments.
It was requested that N27 bin at Wannock Coppice could be green. This would be Forwarded to WDC as a request.

No objections – Recommend Approval

WD/2010/1348/F 18 Barham Road Polegate BN26 5JB
Rear Extension

No objections – Recommend Approval

WD/2010/1276/F 9 Albert Road Polegate BN26 6BS
Proposed Conservatory at rear.

No objections – Recommend Approval

9296

Any other plans received prior to meeting

WD/2010/1492/F 17 Spurway Park Polegate BN26 5DQ
Rebuild of Conservatory on new piled raft foundation.

It was agreed that Polegate Town Council would not comment on this application As it was felt that as it was an insurance claim against the Council it would be Inappropriate.

WD/2010/1511/F 8 Brightling Road Polegate BN26 5DB
Alterations to ground floor layout. Change roofline to form accommodation in
Roofspace.

It was voted by 5 in favour (casting vote Cllr J Rogers) and 4 against objecting to
the planning application on
The following grounds and policies -

Over Development – EN27 and BE1
Out of keeping with street scene – EN27 and BE1

WD/2010/1373/F Land adjoining Polegate Station, Polegate BN26 6AQ
Erection of a stone memorial.

After a lengthy discussion, concerns were raised as it was felt that the stone would
Be in a very prominent position and that area has a known record for anti-
Social behaviour and Council does not want the memorial stone to become a target
As it is for such a worthy cause.

It was voted and agreed 7 in favour and 1 abstention to approve but with the
Councils concerns.

9297 **Delegated Applications**
None

9298 **Details of planning decisions**
Certificate of proposed use or development WD/2010/0901/LDP
104 Eastbourne Road Polegate BN26 5DF
Single Storey extension to rear and roof extensions in the form of partial gables and
Dormers
Granted by WDC
Certificate of proposed use or development WD/2010/1244/LDP
9 Chaucer Industrial Estate, Dittons Road Polegate BN26 6JF
Tyre sales and fitting and also class 4 MOT's (cars) with installation of class 4 MOT
Bay.
Refused and requires full planning permission.
WD/2010/0993/AI 59 High Street Polegate BN26 6AH
Remove existing signage and install new internally illuminated fascia signage and
2no. internally projecting signs
Express Consent granted by WDC
WD/2010/0667/F 4 Hawthorn Court Black Path Polegate BN26 5BB
Replacement of front windows in kitchen and second bedroom with UPVC double
glazing.
Planning permission granted by WDC
WD/2010/1066/F 9 High Street Polegate BN26 5EP
Change of use from retail wool shop to sales office and store for internet sales of
audio compact discs.
Planning permission granted.
WD/2010/1065/F Unit 8 The centre Polegate BN26 6QU
Change of use from B1 to D1 for after school tuition of children aged 6 to 16
Planning permission granted.

Tree Preservation Order 2010/0016 (Polegate)
Land North of A27 and West of A22 Polegate
Notification has been sent to all owners and occupiers affected by the Order.
It was agreed that no objections would be raised by Polegate Town Council.

9299

Correspondence

a) Proposed reduction in Mandatory Speed Limit Traffic on Dittons Road and Pevensey Road Polegate.

A copy of the latest letter received dated 29th June 2010.

It was agreed that a letter would be sent to WSP stating that our concerns have not been met in full and we stand by our comments as of 31st March 2010. It was Stated by that this would be our final comment on this matter.

b) Biomass Combined Heat and Power Plant, Land adjoining Cophall Wood Transfer Station, Cophall Wood Hailsham Road (A22) Polegate.

This will be on ESCC planning on 25th August 2010 in Lewes. Participants need to Register with ESCC so that they will be able to speak at the meeting.

It was recommended that Cllr R Martin and Cllr Mrs C Berry would represent Polegate Town Council at the hearing at ESCC regarding Biomass Power Plant and state the objections that the Planning Committee have raised at previous meetings.

9300

Planning updates and general information

Cllr R Martin spoke regarding the process when objecting to planning applications. It has been requested by WDC that policy numbers must be stated on the Consultation sheets when objecting to a plan.

21st July 2010 7.30pm St Johns Church Hall for a Special Town Council meeting

Regarding Honey Farm Polegate Appeal APP/C1435/A/10/2130580.

Members from CPRE will be in attendance at the meeting.

Polegate Town Council has registered for Rule 6 Status on this application.

The advantage of Rule 6 is that when it goes to Public Inquiry the Council will Automatically be copied into any information that Pelham Holdings provide for the Hearing.

Cllr T Voyce stated that a press release had come into his possession today stating That Mr E Pickles MP for Brentwood stated on 6th July that "today I am taking the first step to deliver our commitment in the coalition agreement to rapidly abolish Regional Spatial strategies and return decision making powers on housing and Planning to local councils by revoking Regional Strategies.

Regional Strategies added unnecessary bureaucracy to the planning system. They Were a failure. They were expensive and time consuming."

This means that the 11,000 houses for Wealden no longer exists and that the Number is for negotiation. The Local Development Framework policy must be Confirmed at the earliest convenience as to the housing policy for the next 5 years. Cllr R Martin will be chasing WDC to encourage this to be completed.