

UNADOPTED
POLEGATE TOWN COUNCIL



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 13th March 2023 at 7pm at Polegate Free Church, High street, Polegate BN26 6AE

Present: Cllrs Mrs M Piper, D Murray, Mrs C Berry, Cllr M Cunningham, Cllr D Dunbar (5)

Not present: - Cllrs Mrs W Alexander, M Falkner (2)

36 public present including Cllr A Wood

Minute No.	Subject/Resolution
13232	Opportunity for public comment The chairperson opened the meeting outlining the application plans that had been received. They then invited the public to speak. Members of the public commented on application WD/2023/0260/MEA LAND NORTH OF POLEGATE • A resident felt that the planning deadline set by wealden was not long enough to consider the plans as there were many papers. They stated that low feedback to the applicants consultation, the result was that 80% said no to the proposal. • There would be a huge increase in traffic. It would be 24 hours 365 days a year. • It would cause local harm to the countryside wildlife and the South Downs national park – views both to and from the park • These units will be around 4 times the size of the unit of Gardner books and approx. 8 times the size of Tesco • Painting them green won't make them less noticeable • There are a multitude of wildlife on the land, insects, invertebrates, great crested newts • There will be a huge noise impact on the local houses • There will be enormous light pollution as the areas will have lorries and therefore obliged to have floodlights for safety • This would impact the local resident and those in Polegate • Any jobs created would be low value jobs with few opportunities for promotion, they will be low paid and therefore not creating any main impact on sustainable economic growth • Nothing has been mentioned about the sewerage that will arise from the site. • This site will cause massive flooding in the area, photos had been produced to the committee where the roads were already flooded from October for most of the winter. • Noise from forklift trucks will also increase the noise as well as HGV, vans, cars lorries etc • Local residents would need to have their windows closed all year round to avoid hearing the noise from this site, whereas they currently enjoy a peaceful rural and quiet life. • The countryside is being eroded at an extremely fast rate in the local area, the buildings are vast around 50ft / 60ft high when the trees do not have leaves that is all the residents will see.

	• To build on this area would be a strategic loss of countryside. • The nearby cuckoo trail is already becoming an urban walk instead of a walk in the countryside with all the developments being built on the side of the pathway. Once it is lost it is lost forever. • The road junction proposed would be very dangerous and wholly not suitable for the road • The roundabout is already an issue, if the junction were to happen the cars would be backed up to the hill in Willingdon • Currently when stock car racing is at Arlington, you can hear this in the summer, so the noise from the proposed application would be immense and travel long distances
13233	Apologies for absence Cllr M Falkner (holiday), Mrs W Alexander (illness)
13234	Declarations of interest in any items on the agenda None
13235	Planning Applications <u>WD/2023/0260/MEA LAND NORTH OF POLEGATE OUTLINE PLANNING PERMISSION FOR CLASS B8 DEVELOPMENT WITH ANCILLARY OFFICE SPACE; SERVICING YARDS, VAN AND CAPARKING AREAS; NEW VEHICULAR ACCESS FROM A22; HIGHWAYALTERATIONS TO BAY TREE LANE TO PROVIDE VEHICULAR, CYCLE/PEDESTRIAN ACCESS; ALTERATIONS TO EXISTING PUBLIC FOOTPATH; ASSOCIATED INFRASTRUCTURE INCLUDING HIGHWAYS, FOUL AND SURFACE WATER DRAINAGE WORKS, UTILITY SERVICES AND LANDSCAPING, IN ACCORDANCE WITH THPROVISIONS OF SUBMITTED PARAMETER PLANS.</u> The chairperson read out a short statement appended to the minutes for reference only. The committee discussed the proposal and had concerns as follows: A22 and roundabout cannot take any more traffic and the junction is not suitable and dangerous. It was noted that highways hadn't been consulted and had asked for an extension to be able to carry out modelling. It was also noted that national highways had also not yet been able to submit their views. Concerns about the impact on the newly located ambulance make ready centre The cuckoo trail walks and countryside would be destroyed by this application and the right of way was being moved Comments were made about other commercial developments where the units were not being filled. These units could potentially be built and then not used, destroying the countryside and local amenity with no benefit to the local population. There were huge concerns over flooding in the area and the impact on flooding. <u>A councillor asked that the flood resilience team be notified in order that they could look at a response.</u> The impact on traffic was a huge concern as it was already gridlock at certain times of the day and this would bring more traffic issues. The number of vehicle parking bays was approximately 1630 spaces and there would be around 3-4 lorries loading most of the time. National Highways hadn't submitted their comments yet and East Sussex highways were concerned and had asked for an extension to do traffic modelling, clearly they felt this would have an enormous impact on the road network. If the application were approved, it would be concreted over and there was nothing stopping that application being altered with change of the permission/ variations. The final plan could end up looking totally different from their proposals as have many other applications locally. Despite the employment opportunities that may or not come from this development the benefits do not outweigh the impact that the loss of countryside and the impact on traffic congestion, noise and the light pollution. The views to and from the South Downs national park will be greatly impacted with this development as would be the views to and from the cuckoo trail and local residents. There would be a loss of agricultural land which is class 3B The traffic modelling that has already been carried out on the local road network show the area is heavily congested and this would bring a greater congestion especially at peak times.

	There were also issues that they may have carried out their test on 2011 census data, which is already out of date. At the 2011 census the population of Polegate was around 8600 and its now around 12,500. The demographic of the population is also changing. The A2270 works are supposed to speed up the buses but this would have a huge impact on them and cause delays. A councillor stated that Polegate Town Councils submission was as consultees and that if Wealden District Council made the decision to refuse this could still be overturned by the inspector at any appeal (as had happened with Mornings Mill Farm). They also mentioned that during the local plan consultations Eastbourne Borough Council had objected to Wealden's plan and wanted Wealden to allow for building of 400-500 additional houses for Eastbourne Borough Council. <u>It was proposed to submit objections to the application and include the comments above, including those made by the public. Council reserved the right to submit further comments to this application notably after the comments from highways and national highways were received and their traffic modelling reports could be viewed and assessed. VOTE All councillors voted to submit objections to the above application as stated above.</u>
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The meeting ended at 19:52pm

Chair of Planning Committee _____ Date