

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 14th January 2011 at The Council Chamber, 49 High Street, Polegate at 9.30 p.m.

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

Not Present: Cllrs S Barber, T Voyce, R Martin, M Cunningham

No members of the public

9529 Apologies for absence

Cllrs R Martin, M Cunningham, T Voyce, S Barber

9530 Declarations of interest in any items on the agenda

None

9531 Minutes of the meeting held on 6th December 2010

The minutes of the meeting held on 6th December 2010 were agreed as accurate and signed by the Chair.

9532 Opportunity for public comment

No members of the public present

**9533 WD/2010/2868/O Land North and West of Ditfoord, Dittons Road,
Polegate BN26 6HS
Outline Planning permission for residential development**

No Objections. VOTE All in favour

However, Polegate Town Council have concerns over the amount of traffic at the access as there is a well used letter box at that proposed junction.

**WD/2010/2858/FA Land North of Dittons Road, Polegate BN26 6HT
Variation of condition 6 of WD/2007/2353/MEA Temporary Access**

The Committee looked at the papers supplied and it was unclear as to whether the access was to remain temporary or to change. There were no details of the original application to inspect and therefore the committee could not come to a decision. It was agreed to contact the case officer for more information and for the application to be considered under delegated authority to meet the deadline set.

No decision at this time - to be taken to delegated committee once further information supplied or objections if none supplied.

At this stage it was agreed that a letter should be put in writing to Wealden District Council (Kelvin Williams) regarding the non involvement of Polegate Town Council in any section 106 agreement.

**WD/2010/6506/SCO Land at Shepham Wood, Shepham Lane, Polegate
BN24 5BT.**

**Request for an environmental impact assessment scoping opinion –
proposed wind turbine development**

No Objections VOTE All in favour

Comments submitted on the requirement for bats, badgers, newts, lapwings was raised; Cllrs asking for an independent investigation into those areas, plus noise related issues affecting wildlife.

9534

**WD/2010/2881/A
LAND NORTH OF DITTONS ROAD, POLEGATE BN26 6HT
POLE MOUNTED FREESTANDING 'V' BOARD ADVERTISEMENT**

The advertisement pole was discussed at length.

Objections: VOTE Unanimous

A vote was taken and all councillors objected to the pole being situated in Gulfoss in the location proposed. It was suggested that the pole be set back on the development land in order not to cause a distraction to drivers along that road and has no visual impact. The committee suggested that it would also be acceptable for the pole to be set back on Delcote which was part of a related application WD/2010/2926.

**WD/2010/2926 DELCOTE, DITTONS ROAD, POLEGATE, EAST SUSSEX,
BN26 6HU
DEMOLITION OF EXISTING DELAPIDATED DWELLING AND ERECTION OF
NEW BUNGALOW**

No Objections VOTE All in favour

Suggest that the pole advertisement in application WD/20102881/A be sited in this related development.

**WD/2009/2681/MAJ NIGHTINGALE PLACE, HAILSHAM ROAD, POLEGATE,
BN26 6RD.
NEW DAY CARE HUB AND RESIDENTIAL CARE RESOURCE CENTRE.**

Objections as previous submitted VOTE Unanimous

Out of keeping with neighbouring properties contrary to EN27
Overdevelopment contrary to EN1
Impact on visual scene contrary to EN27
Concerns regarding entrance/exit onto A22 (Major road) contrary to TR3
Increase in traffic from residents/visitors/staff onto main road A22 contrary to TR3
No cycle path for bicycles contrary to TR1

**WD/2010/2846/F REAR OF 245-249 EASTBOURNE ROAD, POLEGATE BN26
5DL
CONSTRUCT 4 NEW DWELLINGS, INCLUDING GARAGES (5 CAR SPACES), 5
CAR PARKING SPACES AND A SHARED PRIVATE DRIVEWAY GIVING
ACCESS FROM EASTBOURNE ROAD**

A length discussion took place a **unanimous vote was taken on the following objections:**

Overdevelopment contrary to EN1;
Out of character with neighbouring properties contrary to EN27;
Concerns on access – development will increase traffic onto main Eastbourne Road contrary to TR3;

Refuse collections will cause a nuisance to traffic and access contrary to EN1; Complaints have already been received from neighbouring properties regarding balls from the local recreation ground which backs onto this development. It is considered that the development would be unduly dominant to public open space contrary to EN1.

9535

Details of Planning Decisions

The following plans were read out to the committee by the Clerk:

- WD/2010/1846/F FORMER EDF SITE, THE CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF
PROPOSED CHANGED OF USE OF LAND INCLUDING ERECTION OF NEW BUILDINGS TO FORM VEHICLE RECOVERY STORAGE SITE.

Granted permission by Wealden District Council

- WD/2010/2037/O LAND ADJOINING 14 NEW ROAD, POLEGATE BN26 6ER
PROPOSED END OF TERRACE DWELLING

Granted permission by Wealden District Council

- WD/2010/1989/F UNIT 3, THE CENTRE, POLEGATE, BN26 6AQ.ALTERATION TO EXISTING SHOP FRONT ON SOUTHERN ELEVATION, REPLACING CENTRAL GLAZED UNIT WITH A NEW DOOR OPENING.

Granted permission by Wealden District Council

- WD/2010/1993/F 18 NORTHERN AVENUE, POLEGATE, BN26 6HQ.
DEMOLITION OF EXISTING REAR SINGLE-STOREY LEAN-TO. ERECTION OF SINGLE-STOREY REAR EXTENSION AND CONVERSION OF ATTIC SPACE INTO HABITABLE ROOMS WITH THE ADDITION OF 2 NO. NEW DORMER WINDOWS AT REAR. EXISTING ROOF TILES REPLACED THROUGHOUT WITH NEW TILES TO MATCH EXISTING. NEW TIMBER DECKING TO REAR OF EXTENSION AND INCREASE IN HEIGHT OF FENCE ADJACENT TO DECKING.

Granted permission by Wealden District Council

- WD/2010/2222/F 8 GAINSBOROUGH LANE, POLEGATE, BN26 5HX.
TO CONSTRUCT A CONSERVATORY TO THE SIDE ELEVATION.

Granted permission by Wealden District Council

- WD/2010/2181/F 12 NORTHFIELD, POLEGATE BN26 5EE
PROPOSED SINGLE STOREY EXTENSION AT SIDE

Granted permission by Wealden District Council

- WD/2010/2170/F 14 SAYERLAND ROAD, POLEGATE BN26 6NU
LOFT CONVERSION AND REPLACEMENT REAR EXTENSION

Granted permission by Wealden District Council

- WD/2010/2075/F 1 PORTERS WAY, POLEGATE, BN26 6AP.
ERECTION OF A TANALISED TIMBER FEATHER-EDGE CLOSEBOARD FENCE NOT MORE THAN 2M IN HEIGHT TO SECURE BOUNDARY OF THE SIDE/REAR OF ABOVE PREMISES AND REMOVAL OF EXISTING DAMAGED FENCE.

Granted permission by Wealden District Council

- WD/2010/2408/F LAND NORTH OF SHEPHAM WOOD, SHEPHAM LANE, POLEGATE, BN24 5BT
ERECTION OF TEMPORARY WIND MONITORING MAST

Granted permission by Wealden District Council

- WD/2010/2238/F 17 WINDSOR WAY, POLEGATE BN26 6QD
DETACHED GARAGE

Granted permission by Wealden District Council

- WD/2010/2287/CC POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT
PROPOSED ERECTION OF A DETACHED BUILDING TO STORE RESOURCES/ARTEFACTS MADE BY THE CHILDREN.

No Objections Raised by Wealden District Council

Tree Preservation Orders

**TM/2010/0299/TPO 7 Cresta Close, Polegate, East Sussex BN26 6PG
Fell Two oaks & Hawthorne hedge**

Wealden District Council granted permission with conditions.

Appeal APP/C1435/A/10/2128789 95-97 Station Road, Polegate East Sussex BN26 6EB regarding WD/2010/0097

The inspector has allowed the appeal and granted permission for the conversion and extension of the existing work space to form self contained residential flat at 95-97 Station Road, Polegate subject to conditions.

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Correspondence

- An email was circulated to all members regarding TPO TM/2010/0353/TPO Mr Mellor, Tree and Landscape Officer asked if there were any comments from the Council.

The matter was discussed and no issues raised.

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Planning Updates and General Information

The Honey Farm appeal was discussed. It is currently 4 ½ hours behind. It was noted by many parties that no members of Wealden District Council were present at this stage. The Counsel for the appellant commented on it when cross examining Mr Walker.

A brief discussion took place regarding section 106 and the fact that there is no formal mechanism for Polegate town Council to be involved. The Clerk had contacted another local clerk and was advised that negotiation with the developer was the way forward and to let the district know what was being asked for and agreed. The Clerk has done this with the appellants for Honey Farm and will be doing further investigation into what can be asked for legitimately for further developments within Polegate.

Councillor Mrs C Berry commented on the EDF site and that there were not enough car parking facilities allocated there. Most of the workers who arrived later in the morning were now using the lay-by as a car park as there were not enough car parking spaces on the site.

It was agreed that a letter would be sent to Wealden District Council regarding the concerns and over the lack of parking. The letter would state that any further units would be asked to provide for more car parking spaces than at present. The parking in the lay-by is causing problems with delivery lorries to the houses along that part of Dittons Road.

It was also requested that the clerk send a letter to ESCC Highways authority regarding the parking in the lay-by.

It was requested that the clerk contact the PCSO's and ask that they monitor the parking in the restricted parking area at the top of the high street as people were parking there which is unfair to shop owners.

The clerk was asked to contact the case officers at Wealden regarding the WD/2010/2858 and WD/2010/2881 and discuss how the matter of the mud on the road and the problems being caused to residents were being tackled.

The Committee extended their thanks to Cllr T Voyce, Cllr Mrs J Voyce, Cllr J Rogers, Cllr R Martin, Cllr S Shing and The clerk for attending the Honey Farm inquiry. Particular thanks to Cllrs Mr & Mrs Voyce for their work on the appeal and their part in the evidence process.

The Meeting closed at 10.45am