

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 15th February 2011 at The Council Chamber, 49 High Street, Polegate at 7.30 p.m.

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

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

No members of the public

9587 Apologies for absence

Cllrs M Cunningham, T Voyce, S Barber

9588 Declarations of interest in any items on the agenda

None

9589 Minutes of the meeting held on 14th January 2011

The minutes of the meeting held on 14th January 2011 were agreed as accurate and signed by the Chair.

9590 Opportunity for public comment

No members of the public present

**9591 WD/2011/0053/F 11 Chaucer Estate, Polegate BN26 6JF
Change of use from B1 to B2. Site to be used for light vehicle repairs (garage)**

A discussion took place regarding the amount of forecourt space available.

No Objections with conditions as below. VOTE All in favour
Condition: The Committee wished the District Council case officer to carefully monitor the amount of vehicles that would be going in and out.

**WD/2011/0139/F 7 High Street Polegate, BN26 5EP
Change of use from photographic studio top 1) insurance off and 2) taxi booking office.**

A discussion took place and it was agreed that there would be no objections but the conditions originally placed when temporary permission was granted be extended by 24 months.

No objections with the condition that the permission be granted for a limited period of 24 months subject to all of the conditions in the original notification of decision 7th April 2010. WD/2009/2536/F. VOTE All in favour

**WD/2011/0140/F 4 Grand Parade, Polegate BN26 5HG
Change of use from A1 shop (art gallery) with residential accommodation to rear and first floor over to A2 – financial and professional services (accountants) to entire premises including reception to front and office accommodation to the rear and first floor over**

The application was discussed by the committee.

No Objections – VOTE All in favour

**WD/2011/0101/A1 Co-Op Store, Hailsham Road, Polegate BN26 6RE
6 x Fascia signs, 19 x informative signs and 2 x non illuminated panels to
existing totem sign**

No Objections VOTE All in favour

9592

Any other plans received prior to the meeting

WD/2001/0198/F 20 Reynoldstown Lane, Polegate BN26 5HJ

To fit conservatory to rear of property.

1st set of plans received and amended set with revised drawings received.

A discussion took place regarding the overall size and impact of the conservatory.

Objections :

**Overdevelopment – the scale of the development is contrary to EN27 (1)
Despite the revised plans the committee consider the proposed
conservatory would create an unacceptable adverse impact on the
adjoining neighbours amenity and privacy contrary to EN27 (2)
VOTE All in favour**

**WD/2011/0162/FA 95-97 Station Road Polegate BN26 6EB
Condition 11 of WD/2010/0097 (Drawing List)**

**The Committee have the same objections as per the previous application
WD/2010/0097 as follows:**

**Out of Character with adjoining properties contrary to EN27(1) of the
Wealden Local Plan.**

Overdevelopment contrary to EN27(1) of the Wealden Local Plan.

Parking facilities limited contrary to TR16 Wealden Local Plan.

Refuse and Emergency vehicles will have problems with access.

**Not in keeping with the street scene contrary to EN27(1) Wealden Local
Plan**

**Overshadowing issues to other properties contrary to EN27(2) Wealden
Local Plan BE1 (1,5,7) Non Stat Wealden Local Plan**

Noise disturbance with extra traffic

9593

Details of planning decisions

The clerk read out the following planning decisions:

**WD/2010/2265/F 16 Burnside Court, Black Path, Polegate BN26 5BB
TV Satellite dish**

Granted permission by Wealden District Council

**WD/2010/2262/F The annexe, Cophall Farm, Hailsham Road, Polegate
BN26 6QL
Erection of double garage**

Granted permission by Wealden District Council

**WD/2010/2542/F 81 Brookside Avenue, Polegate BN26 6DQ
Erection of a dormer window to the front roof slope**

Granted permission by Wealden District Council

**WD/2010/2910/F 43 Dover Road, Polegate BN26 6LF
Erection of porch at front**

Granted permission by Wealden District Council

**WD/2010/2634/F 4 Millfields, Station Road, Polegate BN26 6AS
Change of use to A2 Professional services – estate agents**

Granted permission by Wealden District Council

**WD/2009/0759/MAJ Land to the south of Lynholm Road, Polegate
Proposed site works to form access and construction of 9 No. one
bedroomed flats, 8 No. two bedroomed houses and 12 No. Three
bedroomed houses.**

Granted permission by Wealden District Council

The clerk informed committee that she had been viewing the section 106 agreements on this planning application.

9594 Correspondence for information only

The clerk reminded the committee that the LDF documents were in the offices for the public to view, along with guidance notes on how to complete the forms.

9595 Planning Updates and General Information

The Honey Farm appeal was discussed. The clerk had received an email regarding the signing of the unilateral agreement by the appellant. Cllr Rogers explained that the agreement was non prejudicial to the appeal and was in the event of the appellant being successful. It included school, community centre, finger post signage, and allotment land allocation. The committee were also advised that Wealden still held the monies for the section 106 for any Shepham funds and they may spend that on what they preferred, Polegate Town Council were unable to influence Wealden further. A councillor asked about the Drs surgery and was advised that the appellants had agreed to build a surgery, but the resident's evidence day stated that the Drs were unable to afford to run one on site.

The clerk and Cllr Rogers (chair of Planning) had attended the appeal site visit and both commented on the poor state of the "BIFFA" site. The clerk was asked to see if it would be possible to find out who regulates the site and ask if the site could be kept tidier, as from the development side the site was extremely unsightly and in a poor state. The clerk agreed to look into this and report back.

The clerk was asked when the Council was likely to know the outcome of the appeal. The clerk informed the committee that it was expected around summer June/July time.

The clerk was asked about the South Downs National Park meeting. The clerk said she would look into the matter and report back to the councillor.

A councillor asked if there were plans for an allotment on the Highways agency land at Sayerland Lane. The clerk said that she did not know of any plans and the resident may have got mixed up with the section 106 request for allotment land on the Honey Farm appeal site.

The Meeting closed at 8.10pm