

**UNADOPTED  
POLEGATE TOWN COUNCIL**



**PLANNING COMMITTEE**

**Minutes of the Planning meeting held on Monday 17<sup>th</sup> August 2015 at 7.30pm  
Council Chambers, 49 High Street, Polegate, BN26 6AL**

**Present:** Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts (5)

**Not present:** B Goodwin (1)

No members of public

| <b>Minute No.</b> | <b>Subject/Resolution</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>11439</b>      | <b>Opportunity for Public comment</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>11440</b>      | <b>Apologies for absence</b><br>Cllr B Goodwin (health)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>11441</b>      | <b>Declarations of Interest in any items on the agenda</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>11442</b>      | <b>Minutes</b><br>Minutes of the Planning Committee meetings of the 13 <sup>th</sup> July and 21 <sup>st</sup> July 2015<br><b>It was resolved that the minutes were accurate and signed by the chair</b><br><b>VOTE all in favour Cllrs Mrs W Alexander, Mrs M Piper, M Falkner, T Bennett, D Watts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>11443</b>      | <b>Any other plans received prior to meeting – notified to public</b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>11444</b>      | <b>Planning Applications</b><br><b>WD/2015/1295/F 50 WEST CLOSE, POLEGATE BN26 6EL – ERECTION OF 7 NO. CHALET BUNGALOWS TOGETHER WITH ACCESS ROAD.</b><br>The Committee discussed the application in detail. A Councillor pointed out that there were no public surface water sewers in the area, which meant that sewage would have to be disposed of via a cess pool with a capacity of 58,000 litres approximately 0.7 metres from the housing. This would require emptying by tanker on a 60 day cycle, using a road that already has access issues for other vehicles (eg dustcarts). A Councillor said that people did not expect cess pits to be used in this day and age. A Councillor said that the smell occasioned when emptying the cess pit would be offensive to local residents and children/staff at the nearby school. A Councillor said they did not object to the development itself but to the access road. Once the new access road has been built, West Close itself will not change but potentially 21 extra vehicles (three per house) will be using the close. Each new house would have space for one or two cars, meaning that any additional cars would have to be parked on the road. A Councillor said they considered this to be over development; the need locally was for social or affordable housing, not four plus bedroomed houses.<br><b>The Committee resolved to submit objections to the application as follows:</b><br><b>Cess pits:</b> There would be limited access for a tanker to empty the cess pits; the offensive smell occasioned when emptying the pits would affect nearby school and residential properties; in the 21 <sup>st</sup> century people expect a 'non rural' house to be connected to a main sewer, not to have a cess pit.<br><b>Access:</b> Access to the existing houses was already poor; concerns over dust carts, tanker access and egress onto Station Road; the extra three |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <p>properties would generate another 6 – 9 cars, which would be likely to cause egress and parking issues. Each house has room for one car in a garage and one on the driveway.</p> <p>Overdevelopment: Proposed houses not in keeping with existing dwellings; adverse effect on existing residents of West Close; no perceived need for 4+ bedroom houses; there is a greater need for social/affordable housing locally.</p> <p>VOTE all in favour Cllrs Mrs W Alexander, Mrs M Piper, M Falkner, T Bennett, D Watts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 11445 | <p><b>Delegated Applications – already submitted <u>for information only</u></b></p> <p><b>WD/2015/1405/F 14 CHURCH ROAD, POLEGATE BN26 5BX – CONVERT EXISTING GARAGE INTO A BEDROOM WITH EN-SUITE.</b></p> <p><b>WD/2015/1540/F 3 DOVER ROAD, POLEGATE BN26 6LA – PROPOSED SINGLE STOREY REAR EXTENSION AND PROVISION OF WORKSHOP OUTBUILDING.</b></p> <p><b>WD/2015/1478/FA LAND NORTH OF DITTOMS ROAD, POLEGATE BN26 6HT – MINOR MATERIAL AMENDMENT TO APPLICATION</b></p> <p><b>WD/2013/1193/MAJ (RETENTION OF EXISTING DWELLING AND ERECTION OF CLASS B1 BUSINESS UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 11446 | <p><b>Planning decisions by Wealden District Council – for information only</b></p> <p><b>WD/2015/0801/F 81 KENSINGTON WAY, POLEGATE BN26 6FH – ERECT SHED IN BACK GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 16<sup>TH</sup> JULY 2015</b></p> <p><b>WD/2015/1212/F 4 LEVETT WAY, POLEGATE BN26 6LN – PROPOSED REPLACEMENT GARAGE AND UTILITY STORAGE AREA EXTENSION TO THE SIDE AND REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 27<sup>TH</sup> JULY 2015</b></p> <p><b>WD/2015/1356/F 9 HAILSHAM ROAD, POLEGATE BN26 6NJ – PROPOSED SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 4<sup>TH</sup> AUGUST 2015</b></p> <p><b>WD/2014/2597/PO LAND NORTH OF DITTONS ROAD, POLEGATE BN26 6HT – MODIFICATION AND DISCHARGE OF PLANNING OBLIGATIONS. MODIFICATIONS PERMITTED BY WEALDEN DISTRICT COUNCIL ON 24<sup>TH</sup> JULY 2015</b></p> <p><b>WD/2015/1149/F 40 STATION ROAD, POLEGATE BN26 6BD – SMALL DORMER TO THE FRONT OF THE BUILDING. REFUSED BY WEALDEN DISTRICT COUNCIL ON 24<sup>TH</sup> JULY 2015</b></p> <p><b>WD/2015/0994/AN SLIP ROAD, NIGHTINGALE HILL, A22 HAILSHAM ROAD, POLEGATE BN26 6RE – 1 NO. FIXED DIRECTIONAL SIGN. REFUSED BY WEALDEN DISTRICT COUNCIL ON 5<sup>TH</sup> AUGUST 2015</b></p> |
| 11447 | <p><b>Planning Updates/General Information – for information only</b></p> <p>None</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

The meeting closed at 8:02pm

\_\_\_\_\_ signed Chair of Planning Committee

\_\_\_\_\_ Date