

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING MEETING

Minutes of the meeting held on 17 June 2008 in the Council Chamber, 49 High Street, Polegate at 7.00 p.m.

Present: Cllrs. T. Voyce (Chair), S. Barber, Mrs C. Berry, Mr G. Carter, J. Harmer (from 7.15 p.m.) Mrs M. Piper, T. Wright

1 member of the public

8103 Apologies for absence

Apologies were received from Cllrs. Rogers and Watkins.

8104 Declarations of interest in any items on the agenda

Cllr. Mrs Berry declared a non prejudicial interest in application no. WD/2008/1300/F 35 Brightling Road, Polegate.

Cllr. T. Voyce declared a non prejudicial interest in application no. WD/2008/1318/F 5 Malcolm Gardens, Polegate.

8105 Election of Vice Chair

It was proposed, seconded and agreed to invite Cllr. Mrs Piper to act in this capacity. Cllr. Mrs Piper indicated her agreement to this proposal.

8106 Minutes of the meeting held on 13 May 2008

The minutes of the meeting held on 13 May 2008 were adopted as a correct record and signed by the Chair.

8107 Matters arising from the minutes of the meeting held on 13 May 2008

Minute no. 8043 response regarding determination of proposed development at Redcroft, St. John's Road, Polegate – noted.

8108 Planning applications:

WD/2008/1318/F 5 Malcolm Gardens, Polegate. Erect car port at front.

It was proposed, seconded and agreed by all to suspend Standing Orders to allow a member of the public to speak on this application.

STANDING ORDERS SUSPENDED

The applicant explained to members that to avoid parking on the road, two concrete aprons had been created to form an off-road parking facility. However, because of the close proximity of the overhead power lines and the regular flocking of birds to the power lines, the cars were regularly covered in bird detritus hence the proposed car port.

The Chair thanked the applicant for this information and reinstated Standing Orders.

STANDING ORDERS REINSTATED

Following discussion the following objection was agreed.

OBJECTIONS: 1. Out of keeping with the street scene.

Cllr. Harmer joined the meeting at 7.15 p.m.

WD/2008/1297/O 2 Shepham Lane, Polegate. Demolition of existing dwelling and construction of 7, 3 bed houses, associated parking and revised access.

2 letters of objection were noted.

OBJECTIONS:

1. Overdevelopment.
2. The site can accommodate 4 houses but 7 is considered excessive.
3. Ugly design which is out of keeping with the surrounding properties.

WD/2008/1400/F Dittons Business Park, Dittons Road, Polegate. Erection of new office building and parking on the same footprint as demolished building.

NO OBJECTIONS

WD/2008/1365/F Grancourt Cottage, Dittons Road, Polegate. Erection of conservatory extension to the rear.

NO OBJECTIONS

WD/2008/1372/F 1 Willow Drive, Polegate. Proposed single storey front extension. Rooms in the roof, to include rear dormer extension.

NO OBJECTIONS

WD/2008/1300/F 35 Brightling Road, Polegate. Refurbishment and single storey side extension to existing bungalow.

NO OBJECTIONS

8109 Applications received prior to meeting

WD/2682/CC Consultation under article 13 of the Town & Country Planning (General Development Procedure) Order 1995 – proposed extension to staff room. Polegate CP School, Oakleaf Drive, Polegate.

Cllr. Voyce declared a non prejudicial interest in this application.

NO OBJECTIONS

WD/2008/1355/F Rosebank Depot, Nightingale Hill, Hailsham Road, Polegate. Provision of 220 sq.m. of B1 business space with associated parking provision. Improvement of existing access to create safe access and egress onto existing service road.

OBJECTIONS:

1. Dangerous exit onto A22 with fast moving traffic, 70mph limit.
2. Articulated lorries cannot possibly compete or merge safely with speeding traffic.
3. Close proximity to private dwellings and unacceptable noise and disturbance.
4. Removal of excessive amount of trees.
5. It is suggested that the access/egress road be converted into a slip road so that lorries can merge safely into the oncoming traffic, i.e. removal of existing dog leg.

WD/2008/1483/F 96 Eastbourne Road, Polegate. First floor extension to include new roof with dormers pitched at 45 degrees. Modification to porch and internal alterations.

OBJECTIONS:

1. Overdevelopment creating a dominant appearance over surrounding properties.

8110 Details of planning decisions

Permissions:

WD/2008/0903/F Proposed single storey rear extension. 38 Bahram Road, Polegate.

WD/2008/0609/F Erection of 9 dwellings, associated car parking and landscaping. Land formerly occupied by Redcroft, St. John's Road, Polegate.

WD/2007/3724/MAJ Redevelopment of EDF site comprising erection of two-storey offices together with B1/B8 light industrial and warehouse units including loading and parking facilities. EDF Energy site, Chaucer Industrial Estate, Dittons Road, Polegate.

WD/2008/1206/F Proposed re-positioning of existing conservatory and single storey extension at side and rear (re-submission following withdrawal of WD/2008/0453/F). 12 Church Road, Polegate.

WD/2008/0920/F Single storey rear extension and garage conversion into habitable room. 28 Bahram Road, Polegate.

WD/2008/0751/F Installation of satellite dish. 45 High Street, Polegate.

WD/2008/0699/F Demolition of one chicken shed and one commercial building and erection of new commercial building. Bay Tree Farm, Bay Tree Lane, Polegate.

Refusals:

WD/2008/0207/F Demolition of existing bungalow and erection of two semi-detached houses with off-street parking. 36 Albert Road, Polegate.

WD/2008/0238/MAJ Redevelopment of site to form 52 units of extra care accommodation for the frail elderly, including communal facilities, associated car park, mobility scooter store and landscaping. 243-251 Eastbourne Road, Polegate.

WD/2008/0633/F Extension to existing first floor accommodation and modification to entrance porch. 96 Eastbourne Road, Polegate.

8111 Correspondence

1. Copy letter from Wealden DC advising objections to variations to planning conditions at Waste Transfer Station, Cophall Wood, Hailsham Road, Polegate – noted.
2. Letter from agent in response to objections to variations to planning conditions at Waste Transfer Station, Cophall Wood, Hailsham Road, Polegate – noted.
3. Information sheet on changes to Town & Country Planning (GPD) rights for certain developments involving the installation of Domestic Microgeneration Equipment – previously circulated.
4. Notice of dismissal of appeal in respect of 2 Shepham Lane, Polegate – noted.
5. Permission to carry out tree works land rear of 79 Brightling Road, Polegate – noted.
6. Letter from Waterman Boreham regarding proposed resiting of bus shelter at Dittons Corner. It was agreed to respond that the proposed site would cause unacceptable traffic congestion and is too close to the brow of the hill. It is therefore suggested that the shelter be relocated in the vicinity of the proposed new roundabout with its own layby.

8112 Planning updates and general information

1. Members were advised that the applications for Lite Bites, Polegate Services and 30 Dover Road would be considered by DCSSC on 19 June and that Cllr. Wright would attend on behalf of the Council.
2. Monthly planning surgery – during the period June 07 to June 08 out of 260 appointments only 16 were Polegate sites. However it was agreed that the service should be retained for the benefit of Polegate and the outlying villages.

3. The appeal in respect of Priory Court Farm, Sayerland Lane, Polegate was allowed and permission granted for two fishing lakes, a wildlife pond and car parking - noted.
4. A copy of a section 106 planning agreements presentation recently shown at the Clerks Conference was given to members for their information.
5. Cllr. Wright updated members on the recent Planning Panel meeting and advised that copies of the meeting notes and handouts were available in the office for members' perusal – noted.
6. The revised meeting start time of 7.00 p.m. was discussed and members generally agreed that 7.30 p.m. suited the majority. It was therefore agreed that future meetings would commence at 7.30 p.m.
7. It was noted that George Wimpey had merged with another company and were now called Taylor Wimpey.
8. Pelham Homes had scheduled an exhibition of their latest housing proposals to take place at the United Reformed Church Hall on Friday 27 June from 3.00 p.m. – 9.00 p.m. and Saturday 28 June from 12.30 p.m. – 5.30 p.m. There will be a preview opportunity for councillors on Friday 27 June from 1.30 p.m. – 2.30 p.m. – noted.

