

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the meeting held on 17th September 2012 at 7.00pm
Council Chambers, 49 High Street, Polegate**

Present: M Clewett **MCI**, Mrs C Berry **CB**, T Voyce **TV** Mrs M Piper **MP**, E Board **EB** (5)

Not present: J Harmer **JH** (ex officio) (5)

Clerk J Ognjanovic **JO**

Cllr M Cunningham (ex officio), Cllr Mrs J Voyce, Cllr H Parker, Cllr J Oriordan were present.

No members of the public

Minute No.	Subject/Resolution	Action
10341	Apologies for absence None	
10342	Declarations of Interest in any items on the agenda None	
10343	Minutes of the planning committee meeting held on 25th June 2012 and 10th July 2012 It was resolved that the minutes be accepted and signed by the chair as accurate. VOTE All in favour	
10344	Opportunity for Public comment No public present	
10345	Consultation on Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule The following comments regarding the Charging Schedule: <u>1. Allocation of the lower mid and higher tiers to areas</u> The Town Council are concerned Polegate has been allocated as <i>lower</i> tier. Whilst appreciating the evidence based data, this will inevitably encourage more building in the south of the district where rates are lower. This will indirectly force the house prices in the North up further, unbalancing the North and South. <u>2. Issues arising from the tier rates that have been set</u> Although the rates have been set mid range to minimise the need for review changes, the difference in price in the proposed tier values from lower to higher band is £70 per square m and is significant enough to make the higher rate a more elite area. There are significant financial variations between the three tiers. <u>3. Loss of Potential Planning Gain</u> The Town Council consider setting the lower rate for Polegate as poor planning. Polegate is on a main train commuter route. Unless there are plans to totally change the infrastructure in the area, any further development cannot be serviced by roads	

	satisfactorily. If the fast link train to London goes ahead Polegate will be seen as a particularly good town to be located, (close to Eastbourne) and demand for housing is likely to increase. By setting Polegate within the lower tier the effect is likely to force development into this area. However the tier value proposed is low which will result in more development but Wealden District Council and the Town Council will receive lower rates of planning gain restricting the funding available for required infrastructure. 4. Boundary issues It is expected that South Downs National Park will set their tier rate higher than Wealden pushing developments into the lower tiered areas. Polegate is on the boundary of South Downs National Park and Eastbourne Borough, if either of the two set their tiers higher this will naturally force development out of their areas. It was resolved to submit the above response for the CIL consultation. VOTE All in favour	
10346	Delegated Planning Applications The delegated committee for the following plans are Cllr M Clewett (chair), Cllr T Voyce (vice chair), Cllr Mrs M Piper. WD/2012/1486/F 21 Sayerland Road, Polegate BN26 6NX Proposed rear extension to kitchen No objections WD/2012/1513/AI Land opposite 73-75 Pevensey Road, Polegate BN26 6JL 2 x double ad panel forming integral part of bus shelter No Objections WD/2012/1613/F 21 Buttercup drive, Polegate BN26 6FB To erect a white PVCU conservatory to the rear of the property No Objections WD/2012/1570/RM 3 A Brook Street, Polegate BN26 6BQ Appearance of proposed dwellings. Hard and soft landscaping to the development site No Objections	
10347	Details of Planning Decisions WD/2012/1211/F Robin Bank, Dittons Road, Polegate BN26 6JG Demolition of single garage. Proposed double garage with store over. Refused by Wealden District Council 24th July 2012	

	WD/2012/1513/AI Land Opposite 73-75 Pevensey Road, Polegate BN26 6JL 2 s double ad panel forming integral part of bus shelter Approved by Wealden District Council on 5th September 2012. WD/2012/1486/F 21 Sayerland Road, Polegate BN26 6NX Proposed rear extension to kitchen Approved by Wealden District Council on 29th August 2012 WD/2012/0279/MAJ 32 Gilda Crescent, Polegate BN26 6AW Demolition of existing care home/resource centre. Construction of 10 one bedroom flats and associated facilities as supported housing. Construction of 2 three bedroom houses and 3 two bedroom houses Approved by Wealden District Council on 20th August 2012 Licensing Act 2003 Application for grant of a premises licence. 2 Millfields, Station Road, Polegate BN26 6AS Approved with conditions 8am-10pm 22nd August 2012 Tree Preservation Orders TM/2012/0199/TPC Land rear of Woodfield, Dittons Road, Polegate BN26 6HS Cut back boundary hedge subject to condition related to planning permission WD/2007/1054/MEA Work was granted permission subject to conditions.	
10348	Planning Updates/General Information A letter regarding the core strategy modifications had been circulated to all councillors prior to the meeting and noted by all present. The clerk stated that she had contacted Saxon weald and they had indicated Gilda Crescent would be progressing possibly around the end of October beginning of November. The clerk stated that there was another delegated plan for WD/2012/1551/F this had been submitted with objections as the area applied for was highways land. She advised that she had informed the local PCSOs that this area and other was illegally being used for parking. This would be included in the next full planning meeting under delegated.	

The meeting closed at 7.17 pm