

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 19th February 2018 at 7.30pm Council Chambers 49 High Street, Polegate, BN26 6AL

Present: Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, B Goodwin, Ms A Snell (7)

Not present:

No members of public

Minute No.	Subject/Resolution
12282	Opportunity for public comment None
12283	Apologies for absence None
12284	Declarations of interest in any items on the agenda Cllrs M Falkner & Ms A Snell declared a non prejudicial interest in minute 12287 (school governors for Polegate School)
12285	Minutes of the meetings held on 6th November 2017 It was resolved that the minutes of the 6th November 2017 were an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, B Goodwin, Ms A Snell
12286	Any other plans received prior to meeting - notified to public. None
12287	Planning Applications WD/3388/CC- POLEGATE PRIMARY SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – CONSTRUCTION OF A TWO STOREY EXTENSION TO THE SOUTH EAST OF THE MAIN SCHOOL BUILDING TO PROVIDE A NEW ENTRANCE LOBBY, TEACHING ACCOMMODATION, KITCHEN AND HALL WITH ASSOCIATED HARD AND SOFT PLAY AREAS, A MULTI-USE GAMES AREA AND A NEW CAR PARKING AREA PROVIDING 8 ADDITIONAL SPACES TO THE EAST OF THE SCHOOL SITE ENTRANCE. A full discussion took place on the merits of the proposed application and how it would affect the school and neighbours. The playpark was also mentioned and that following the consultations and adverse comments from parents and earlier discussions with the town council the playground had been reinstated into the plan as a smaller area. The committee expressed their gratitude to the clerk for her work with the architects in retaining some playspace . There were minor concerns over the traffic that may be generated by the building works, although it was expected to be minimal as the buildings were being brought onto site. It was suggested that these be monitored carefully. The parking for teachers was welcomed and a 1:3 ration for the teaching assistants. It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, B Goodwin, Ms A Snell

12288	Delegated Applications – already submitted <u>for information only</u> <u>WD/2017/2161/F</u> – 12 HIGH STREET, POLEGATE BN26 5AA – CHANGE OF USE OF THE GROUND FLOOR TO A3 WITH HOT FOOD AND INSTALLATION OF EXTRACTION EQUIPMENT IN KITCHEN AND CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO ONE BEDROOM DWELLING FOR THE OCCUPANCY OF THE APPLICANT AND REPLACEMENT OF SHOP FRONT. NO OBJECTIONS. <u>WD/2017/2118/AI</u> – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – RE- BRANDING OF EXISTING SIGNAGE TO INCLUDE: NEW FASCIA SIGNAGE, NEW VINYL WINDOW GRAPHICS, NEW HANGING/“BUS STOP” SIGNAGE, NEW ATM SIGNAGE, RE-BRANDED TOTEM SIGNAGE, NEW CAR PARK SIGNAGE. NO OBJECTIONS. <u>WD/2017/2600/F</u> – 21 NORTHFIELD, POLEGATE BN26 5EF – PROPOSED PORCH. NO OBJECTIONS. <u>WD/2017/2728/F</u> – 82 HERON RIDGE, POLEGATE BN26 5BL – BEDROOM ADDITION AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION. NO OBJECTIONS. <u>WD/2017/1990/F</u> – 5 WESTERN AVENUE, POLEGATE BN26 6EP – CONVERSION OF OUTBUILDING INTO SELF CONTAINED DWELLING WITH FRONT AND REAR EXTENSIONS AND ASSOCIATED WORKS. OBJECTIONS: 1) The current pitched roof is too high and as living accommodation is too close to neighbouring properties. Noise may be an issue and privacy would be seriously encroached upon. 2) The current building was to be used for vehicles only, though plans at the time in application WD/2012/1002/F were misleading as they show a building within a spacious area when this was not the case as neighbouring properties were very close. An enormous garage with a high roof was the result. 3) The appearance and elongated shape of the proposed building would not be appropriate for the environment. It is purely designed to be crammed into a small space and this is over development. 4) A previous application to convert the upper area of the garage into a play space was refused in 2012. With regard to living accommodation, nothing has changed as there remain close neighbouring buildings on either side; and 5) Councillors have asked that neighbours’ letters from the original application be taken into account as they were only recently written and Councillors wonder whether those same neighbours are aware of this fresh attempt to get an over development passed. <u>WD/2017/2699/F</u> – 39 GREENLEAF GARDENS, POLEGATE BN26 6PF – SINGLE STOREY SIDE EXTENSION. NO OBJECTIONS. <u>WD/2017/2821/F</u> – ‘WOODCOTE’, WANNOCK ROAD, POLEGATE BN26 5EA – REAR ADDITION AND REBUILDING OF ENTRANCE PORCH. NO OBJECTIONS. <u>WD/2017/2650/F</u> – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – ERECTION OF JUMBRELLA AND YARD EXTENSION. NO OBJECTIONS

	<u>WD/2017/2778/E</u> – 4 WINDMILL ROAD, POLEGATE BN26 5BG – PROPOSED PART SINGLE PART TWO STOREY REAR EXTENSION. NO OBJECTIONS. <u>WD/2017/2861/F</u> – 11 ST JOHNS ROAD, POLEGATE BN26 5BN – SINGLE STOREY REAR EXTENSION AND RESTORATION OF ORIGINAL PORCH FEATURES. NO OBJECTIONS. <u>WD/2017/2851/AI</u> – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING. NO OBJECTIONS, BUT TWO COUNCILLORS SUGGESTED EAST SUSSEX HIGHWAYS BE ASKED TO COMMENT IN VIEW OF THE FACT THAT SOME OF THE ILLUMINATED SIGNS WERE ADJACENT TO THE HIGHWAY. <u>WD/2017/2725/FR</u> – POLEGATE ROYAL BRITISH LEGION CLUB, 27 VICTORIA ROAD, POLEGATE BN26 6DB – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF A SMALL NON ENCLOSED SMOKING SHELTER TO COVER PAVED AREA. NO OBJECTIONS. <u>WD/2017/2808/F</u> – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – DEMOLITION OF BUILDING USED FOR STORAGE OF BUILDING MATERIALS/OFFICE AND ERECTION OF DWELLING WITH PARKING. NO OBJECTIONS. <u>WD/2018/0049/MFA</u> – BLUEBELL WAY, POLEGATE BN26 6HT – VARIATION OF CONDITION 13 OF APPLICATION <u>WD/2015/1478/FA</u> – (MINOR MATERIAL AMENDMENT TO APPLICATION <u>WD/2013/1193/MAI</u> (RETENTION OF EXISTING DWELLING AND ERECTION OF CLASS B1 BUSINESS UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING)). NO OBJECTIONS. <u>WD/2018/0172/E</u> – 65 ST JOHNS ROAD, POLEGATE BN26 5BT – REPLACEMENT OF EXISTING BRICK-BUILT PLATFORM TO THE REAR OF THE DWELLING WITH WOODEN VERANDA (PART COVERED). ERECTION OF WOODEN GARDEN BUILDING WITH PITCHED ROOF IN REAR GARDEN. NO OBJECTIONS.
12289	Planning decisions by Wealden District Council – for information only <u>WD/2017/2116/F</u> – 20 NURSERY CLOSE, POLEGATE BN26 6JY – ERECTION OF ONE, TWO BEDROOM BUNGALOW IN GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD NOVEMBER 2017. <u>WD/2017/2070/F</u> – 58 GILDA CRESCENT, POLEGATE BN26 6AW – CONSTRUCTION OF CONSERVATORY TO REAR ELEVATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH NOVEMBER 2017. <u>WD/2017/2109/F</u> – 5 BRIGHTLING ROAD, POLEGATE BN26 5DB – LOFT CONVERSION WITH REAR DORMER AND HIP-TO-GABLE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 10TH NOVEMBER 2017.

[WD/2017/2295/F](#) – 44 OLD DRIVE, POLEGATE BN26 5ES – SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH NOVEMBER 2017.

[WD/2017/2268/FR](#) – PRIORY COURT FARM, SAYERLAND LANE, POLEGATE BN26 6QX – RETENTION OF MOBILE HOME AND DECKING FOR USE AS A CAFÉ (PREVIOUSLY APPROVED UNDER [WD/2014/1160/FR](#)) AND RETROSPECTIVE APPLICATION FOR A LEAN-TO STORE TO THE CAFÉ TOGETHER WITH PERGOLA AND REPLACEMENT OF THE CHEMICAL WC WITH A COMPOSTING WC. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH NOVEMBER 2017.

[WD/2017/2348/FR](#) – 7 REYNOLDSTOWN LANE, POLEGATE BN26 5HJ – RETROSPECTIVE APPLICATION FOR WORKSHOP/SHED. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8TH DECEMBER 2017.

[WD/2017/2242/E](#) – 6 WEST CLOSE, POLEGATE BN26 6EG – TO ERECT A LEAN TO CONSERVATORY TO AN EXISTING KITCHEN EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH DECEMBER 2017.

[WD/2017/2118/AI](#) – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – RE- BRANDING OF EXISTING SIGNAGE TO INCLUDE: NEW FASCIA SIGNAGE, NEW VINYL WINDOW GRAPHICS, NEW HANGING/"BUS STOP" SIGNAGE, NEW ATM SIGNAGE, RE-BRANDED TOTEM SIGNAGE, NEW CAR PARK SIGNAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH DECEMBER 2017.

[WD/2017/2600/F](#) – 21 NORTHFIELD, POLEGATE BN26 5EF – PROPOSED PORCH. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD JANUARY 2018.

[WD/2017/2492/FA](#) – 50 WEST CLOSE, POLEGATE BN26 6EL – VARIATION OF CONDITIONS 8 AND 15 OF [WD/2016/0224/FA](#) (REMOVAL OF CONDITIONS 4 AND 5 OF [WD/2015/1295/F](#) (ERECTION OF 7 NO. CHALET BUNGALOWS TOGETHER WITH ACCESS ROAD)), IN ORDER TO FACILITATE THE FOUL WATER DRAINAGE TO THE MAINS SEWER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 10TH JANUARY 2018.

[WD/2017/2728/E](#) – 82 HERON RIDGE, POLEGATE BN26 5BL – BEDROOM ADDITION AND CONVERSION OF GARAGE INTO HABITABLE ACCOMODATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 15TH JANUARY 2018.

[WD/2017/2699/E](#) – 39 GREENLEAF GARDENS, POLEGATE BN26 6PF – SINGLE STOREY SIDE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 31ST JANUARY 2018.

[WD/2017/2650/E](#) – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – ERECTION OF JUMBRELLA AND YARD EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH JANUARY 2018.

	WD/2017/2778/E – 4 WINDMILL ROAD, POLEGATE BN26 5BG – PROPOSED PART SINGLE PART TWO STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND FEBRUARY 2018.
12290	Planning Updates None

The meeting closed at 7.46 pm

Chair of Planning Committee _____ Date