

UNADOPTED  
POLEGATE TOWN COUNCIL



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 20<sup>th</sup> February 2023 at 7pm at Polegate Free Church, High street, Polegate BN26 6AE**

**Present:** Cllrs Mrs M Piper, D Murray, Mrs C Berry, Cllr M Cunningham, Cllr D Dunbar (5)

**Not present:** - Cllrs Mrs W Alexander, M Falkner (2)

5 public present including Cllr A Wood

| Minute No. | Subject/Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 13215      | <p><b>Opportunity for public comment</b></p> <p>Three residents spoke on the planning application WD/2023/0066/MAO regarding lack of infrastructure, the Drs surgery and long wait times (8 weeks); the lack of school places locally. The cuckoo trail was also mentioned and that it was for health and wellbeing and soon with all of the proposed houses it would be surrounded by housing instead of open countryside. Some residents felt that this would increase flooding and that Otham Court would be affected as it would be visible there. Residents questioned whether greenfield should be being built on at all, and should be there to grow crops and food. If this application was approved by Wealden District council cycling would be through housing and not countryside. It would become a “town walk” instead of a countryside walk. Some of the residents speaking had lived in Polegate for over 59 years. Other comments were regarding the lack of infrastructure for sewerage; the roads already can’t cope and where was the new fresh water supply coming from for all of these houses. They were concerned that Wealden would no longer fight these developments due to their lack of a 5 year land supply and costs of defending them.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 13216      | <p><b>Apologies for absence</b></p> <p>Cllr M Falkner, Mrs W Alexander</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 13217      | <p><b>Declarations of interest in any items on the agenda</b></p> <p>None</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 13218      | <p><b>Minutes of the Planning Committee 6<sup>th</sup> January 2023</b></p> <p><b><u>It was resolved to accept the minutes of the meeting on the 6<sup>th</sup> January 2023 as an accurate representation of the meeting. VOTE all in favour</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 13219      | <p><b>Planning Applications</b></p> <p><b>WD/2023/0066/MAO land south of A27 and west of Shepham Lane, Polegate</b></p> <p><b>Outline application (all matters reserved except means of access) for the development of land for up to 240 dwellings, formal and informal open space, parking and access.</b></p> <p>The chairperson opened the debate. Cllrs commented on the background of the application and mentioned protected species on the land, the trees which are high value, the traffic risk to pedestrians coming out of Shepham Lane and the cuckoo trail and the exit onto Shepham Lane roundabout and Levett Road onto Ditton’s Road. They mentioned that the road safety audit had concerns about safety. The potential loss of views across open countryside from the cuckoo trail. CPRE had objected to the application in their consultation. It was noted that there were no affordable 4+ bedroom houses for larger families only market value ones. Access was discussed that highways hadn’t raised any objections, although the safety audit mentioned a number of issues. There were concerns over the packet treatment works with this number of housing. There were major concerns. The Little Shepham development has around 108 potential cars as 100% is planned to be affordable its not expected to be 2 x households. However this application has an additional 240 houses proposed and its likely to have at least x 2 in cars. The junctions that these cars would use are not sustainable. The noise that these houses would have was discussed as they were extremely close to the by pass. Comparisons were made with Marshfoot lane in Hailsham which also only had one access road, and</p> |

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|       | <p>that had huge issues with large lorries using it for building and residents issues. Levett road wasn't a suitable road for that amount of traffic, and neither is Shepham Lane. It was not expected that the environment agency would allow any discharge of treated sewerage onto any land, so where would that go. Frequently developers let the play areas go wild with brambles and didn't look after them and it was council policy not to take on any new play areas due to the financial cost implication of maintaining them. A councillor highlighted the issues that wealden faced opposing plans but commented that in 10 years Polegate had grown from around 8600 population to around 12,500 but no additional open space had been provided other than on site, there wasn't the infrastructure including a building big enough to accommodate a larger meeting of residents, or a town hall large enough for residents to attend meetings easily. Despite receiving large amounts of CIL from developments in Polegate, neither Wealden District Council or the County Council appear to have invested ANY of it in Polegate. A councillor asked that the clerk question both ESCC and WDC to see what had been spent in Polegate in the last 10 years. A councillor stated that if the application to build on the co op car park also was allowed through by wealden District Council there would be no where for residents to park and visit the town to shop or use services in Polegate. Once that area was lost it would be gone.</p> <p><b>It was proposed to submit strong objections to the application and include the comments above.</b><br/> <b>VOTE All councillors voted to submit objections to the above application as stated above.</b></p>                                                          |
| 13220 | <p><b>Any Other plans received prior to meeting – notified to public.</b><br/> None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 13221 | <p><b>Delegated Applications</b></p> <p><b>WD/2022/3317/AI Bus Shelter outside 271, Eastbourne Road, Polegate BN26 5DL</b><br/> Replace existing double sided illuminated 6 sheet bus shelter advertising displays with portray static advertising images that change every 10 seconds<br/> <b>No Objections submitted to Wealden District Council</b></p> <p><b>WD/2022/3362/F 9 High Street, Polegate BN26 5EP</b><br/> Conversion of two existing shops into a two bedroom flat with porch and low wall in front, and associated external alterations<br/> <b>No Objections submitted to Wealden District Council NB WA abstained</b></p> <p><b>WD/2023/0076/FR Britannia Superfine Ltd, Chaucer Industrial Estate, Ditton's Road, Polegate BN26 6JF</b><br/> Change of use of land from parking to scaffolding storage<br/> <b>No Objections submitted to Wealden District Council</b></p> <p><b>WD/2023/0028/FR Unit 13, Chaucer Industrial Estate, Ditton's Road, Polegate BN26 6JF</b><br/> Retrospective application for use of rear (north) yard and front (south) compound as storage facility<br/> <b>No Objections submitted to Wealden District Council</b></p> <p><b>WD/2023/0250/F 36 High Street, Polegate BN26 6AJ</b><br/> Proposed single storey rear extension<br/> <b>No Objections submitted to Wealden District Council</b></p> <p><b>WD/2023/0262/LDP 27 Brightling Road, Polegate BN26 5DB</b><br/> Proposed Loft conversion with hip to gable roof extension to the side, dormer to rear, roof window and associated alterations<br/> <b>No Objections submitted to Wealden District Council</b></p> <p><b>WD/2023/0299/F 52 West Close, Polegate BN26 6EL</b><br/> Proposed single story rear extension<br/> <b>No Objections submitted to Wealden District Council</b></p> <p><b>Noted by all present</b></p> |
| 13222 | <p><b>Other planning matters</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|  | APP/C1435/W/22/331048 180 dwellings – the application had now gone to appeal.<br>The new matters for the orbit application were received and would be circulated to the committee. |
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The meeting ended at 19:40pm

Chair of Planning Committee \_\_\_\_\_ Date