

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Thursday 20th September 2018 at 10.00am Council Chambers 49 High Street, Polegate, BN26 6AL

Present: Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner (4)

Not present: - Cllrs D Dunbar, D Watts, Ms A Snell (3)

No members of public

Minute No.	Subject/Resolution
12481	Opportunity for public comment None
12482	Apologies for absence Cllrs D Watts, D Dunbar, Ms A Snell
12483	Declarations of interest in any items on the agenda None
12484	Minutes of the meetings held on 30th August 2018 It was resolved that the minutes of the Planning committee on 30th August 2018 were an accurate record of the meeting. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner
12485	Any other plans received prior to meeting - notified to public None
12486	Planning Applications <u>WD/2018/1503/F</u> – 11 STATION ROAD, POLEGATE BN26 6AT – TWO STOREY AND FIRST FLOOR EXTENSIONS TO CREATE 4 ADDITIONAL FLATS WITH VEHICULAR ACCESS TO REAR CAR PARK. The application was discussed in detail. There were concerns that the services there (dentist and chiropodist) would remain. The application was checked and it appeared that these would remain on the ground floor and the flats would be on the first floor. The committee were very pleased to see 1 bedroom flats which they felt were seriously needed within the town. It was resolved to submit no objections to the above application and to positively support it as it provided much needed 1 bedroom flats in the town. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner <u>WD/2018/1675/F</u> – UNIT F1, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – INSTALLATION OF AN ALUMINIUM WINDOW TO THE SIDE OF AN EXISTING COMMERCIAL UNIT. It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner <u>WD/2018/1680/F</u> – 3 PEVENSEY ROAD, POLEGATE BN26 6HJ –

	DROPPED KERB AT 3 PEVENSEY ROAD, POLEGATE. REPLACE EXISTING RAISED KERB WITH DROPPED PAVING. It was resolved to submit no objections to the above application VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner
12487	Delegated decisions WD/2018/1563/MAJ – OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – PART RETROSPECTIVE APPLICATION FOR ERECTION OF A 3.5 STOREY BUILDING TO ACCOMMODATE A CONVENIENCE STORE AT LOWER GROUND LEVEL AND 23 NO. RESIDENTIAL UNITS ABOVE WITH ASSOCIATED PARKING (AMENDED SCHEME TO THAT APPROVED UNDER WD/2017/1253/MFA). NO OBJECTIONS WD/2018/1695/F – 66 DOVER ROAD, POLEGATE BN26 6LG – SINGLE STOREY SIDE AND REAR EXTENSIONS WITH THE EXTENSION OF THE EXISTING ROOF AND DEMOLITION OF EXISTING GARAGE. OBJECTIONS – ONE COUNCILLOR FELT THIS WAS OVER DEVELOPMENT AS THE PROPOSAL INCREASES THE SIZE OF THE PROPERTY BY 50% AND IT IS NOT IN KEEPING WITH THE BUNGALOWS IN THE AREA. THE COUNCILLOR SAID IT COULD BE SCALED DOWN TO BE MORE IN KEEPING WITH THE AREA. WD/2018/1743/F – 7 SOUTHERN AVENUE, POLEGATE BN26 6EZ – PROPOSED SINGLE STOREY EXTENSION TO REAR ELEVATION TO REPLACE EXISTING CONSERVATORY. NO OBJECTIONS. WD/2018/1748/F – THE OAKS, DITTONS ROAD, POLEGATE BN26 6HS – PROPOSED SINGLE STOREY FRONT EXTENSION. NO OBJECTIONS. WD/2018/1754/F – 14 GREENLEAF GARDENS, POLEGATE BN26 6PB – SINGLE STOREY REAR EXTENSION. NO OBJECTIONS.
12488	Planning decisions by Wealden District Council – for information only WD/2017/2947/F – 3 LEVETT ROAD, POLEGATE BN26 6LP – REMOVAL OF POOR CONDITION DETACHED CONCRETE FRAME/PANEL GARAGE AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION IN CAVITY MASONRY ELEVATIONS AND A FLAT ROOF OVER WITH EXTERNAL CHIMNEY STACK TAKEN DOWN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH AUGUST 2018. WD/2018/1429/F – 16 VICTORIA ROAD, POLEGATE BN26 6DB – SINGLE STOREY EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD AUGUST 2018. WD/2018/1441/F – 10 GLYNLEIGH DRIVE, POLEGATE BN26 6LU – ERECT ANNEXE EXTENSION AT REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 28TH AUGUST 2018.
12489	Other Planning items The air quality mitigation tariff guidance report was discussed in detail. Concerns over the mitigation measures were voiced. The tariff was discussed and the review every two years. (6.1/Appendix B)Traffic

modelling and how the plan may have adverse consequences for the highways network elsewhere and congestion/air quality (5.2). There were serious concerns over (6.2) and whilst the target to move over the electric vehicles was a good intention, there were already issues with the ability to generate power for the existing use, without the additional burden of electric vehicles, power points on each development etc. There were concerns that the tariff along with the additional costs for fast broadband and the electric vehicle charging points, could make house prices even more unaffordable as inevitably the developers would tag this on to the price of the properties long term to recoup their investment. The energy supply from Europe was discussed briefly and issues surrounding it. Whilst the committee felt that it was a good intention the practicalities of delivery were questioned. Comments were made on Appendix AF2 i) (Air quality mitigation) – freight traffic from new developments and how this may happen. A question was raised “How would they do that?” This comment would be passed on to Planning.

A comment was made on Wealden supporting an offline A27 and the issues that surrounded the A27 with regards to development. Any future improvement to the A27 was likely to increase the amount of development within the area. There were also concerns about the support of a Parkway Station at Polegate and whether this would adversely affect the town centre, although it may alleviate some parking issues. It was not clear what “alternative parking capacity in the South Wealden” meant.

A councillor commented that regardless of the measures the air quality was already low as presented and more development would mean more cars, more cars would mean more pollution. She stated that she would like to see stronger measures to protect Lewes Downs, Ashdown Forest and the Pevensey Levels & RAMSAR sites. There were concerns that the growing air pollution was already affecting people’s health and recent information indicated links to Alzheimer’s and other health issues.

A councillor commented that the financial figures to 2040 were unlikely to be accurate or realistic in real terms due to the length of projection. The tariff increase on top of the houses was likely to price the houses out of the market for the youngsters who may wish to stay in the town and couples who may have slit up leaving one unable to afford a property of their own or have space for their children to visit.

Wealden Local Plan

The local plan was looked at and discussed as an overall plan and the response that may be expected from the council. It was agreed that as the planning committee had delegated authority to respond, a meeting would be called (provisionally 1st October) and all councillors would be invited to come and make their comments to the committee or submit them to the committee. Any response must be sent to Wealden District Council by 8th October at the latest. This gave time to call the meeting, read through as much of the plan as possible and make comments to be collated and sent off to Wealden.

The meeting closed at 10.24 am

Chair of Planning Committee _____ Date