

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING MEETING

Minutes of the meeting held on 22 July 2008 in the Council Chamber, 49 High Street, Polegate at 8.00 p.m.

Present: Cllrs. T. Voyce (Chair), S. Barber, Mrs C. Berry, G. Carter, J. Harmer, Mrs M. Piper, J. Rogers, A. Watkins, T. Wright.

In Attendance: Cllr. Mrs J. Voyce

1 member of the public

8155 Apologies for absence

No apologies received.

8156 Declarations of interest in any items on the agenda

Cllr. Mrs Piper declared a non-prejudicial interest in application no: WD/2008/1764/RM Land within the cartilage of 1 Northfield, Polegate.

8157 Minutes of the meeting held on 17 June 2008

The minutes of the meeting held on 17 June 2008 were adopted as a correct record and signed by the Chair.

8158 Matters arising from the meeting held on 17 June 2008

No matters arising.

8159 Planning applications:

WD/2008/1882/F Lite Bites, Polegate Services, Cophall Roundabout, Polegate.
Single storey brick extension with tiled roof to match existing.

It was proposed, seconded and agreed by all to suspend Standing Orders to allow the applicant to address the committee.

STANDING ORDERS SUSPENDED

Members were told that there were no other service facilities in the area where motorists could break their journey to enjoy a hot meal and use of toilet facilities and therefore the proposed extension to Lite Bites would provide a much needed amenity for the area. The previous application for a conservatory on the site had been granted by the District Council but building regulations had very recently been changed and the amount of glass in the proposed conservatory was no longer allowed for commercial use. It was therefore necessary to alter the style of the building which explained the proposal now on the table. The business employed two full time and two part time employees.

The current application fulfilled all current planning guidelines and building regulations and permission had already been granted for a building on the site. It was hoped that there would be no delays in the planning process in order that the proposed building could be completed before the onset of inclement weather.

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

Following discussion a proposal of no objections was put forward and a vote taken as follows:

In favour: 7

Against: 2

Therefore the motion was carried.

NO OBJECTIONS

WD/2008/1628/F Premier Inn, Hailsham Road, Polegate. Two storey extension; alterations to car park.

NO OBJECTIONS

WD/2008/1657/F 77 Pevensey Road, Polegate. Proposed dormer window to front elevation.

OBJECTION: Out of keeping and character with the surrounding properties.

WD/2008/1678/F Land adjoining 90 Hailsham Road, Polegate. Erection of two dwellings.

OBJECTIONS:

1. Overdevelopment.
2. Out of keeping with the street scene.
3. Unacceptable mass and bulk of the proposed build.
4. Unsympathetic design.
5. Concern over parking and access to the proposed development.

WD/2008/1694/AN EDF Energy Site, Chaucer Industrial Estate, Polegate. Erection of signs for new business park.

NO OBJECTIONS however it was noted that as the signs were already in situ this was effectively a retrospective application. It was agreed to draw this to the attention of the District Council as members felt it was a pointless exercise to consider applications when the applicant had already assumed there would be no objections and completed the work.

WD/2008/1730/F 29 Greenleaf Gardens, Polegate. Construction of conservatory to rear elevation.

NO OBJECTIONS in principle but concern expressed re overlooking of neighbouring property and lack of obscure glazing.

WD/2008/1734/F Westbourne Lodge, Dittons Road, Polegate. Crossover/driveway/parking and turning area. Removal of existing hedge and replace with brick wall and wrought iron gates.

NO OBJECTIONS but Council would like to see sympathetic planting to the front of the property to mitigate the loss of the hedge.

WD/2008/1764/RM Land within the curtilage of 1 Northfield, Polegate. Erection of single storey private dwelling with vehicular access onto Wannock Road. One letter of objection received.

COMMENT: Council still has grave concerns regarding the safety of the proposed access particularly for pedestrians passing the site. It is suggested that pedestrian sight lines be improved by the reduction of existing hedgerows and foliage.

8160 Planning Decisions

Permissions:

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

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

WD/2008/0542/F New single storey glazed conservatory adjacent to existing Bistro. Lite Bites, Polegate Services, Cophall Roundabout, Polegate.

WD/2008/0821/F Single storey extension at rear, new bay to front and internal alterations. 30 Dover 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/2008/1123/F Proposed single storey extension to side. 10 Aberdale Road, Polegate.

WD/2008/1193/F Rear conservatory. 3 Nursery Close, Polegate.

WD/2008/1612/LDP Construction of conservatory to rear elevation. 4 Bernhard Gardens, Polegate.

Refusal:

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

8161 Correspondence

1. Permission to carry out tree works at 24 Spurway Park, Polegate – noted.
2. Permission to carry out tree works at 7 Hythe Close, Polegate – noted.
3. Appeal decision re. Gladedale application, land north of Dittons Road, Polegate – noted.
4. WDC Draft Housing Strategy – Cllr. Mrs Piper agreed to peruse the document and make any appropriate observations and comments.
5. Aide memoir to assist in returning planning comments and observations – previously circulated.

8162 Planning updates and general information

1. Planning Committee Annual Report

The planning committee has had another busy year in its role as consultee to Wealden District Council (WDC).

In addition to 102 standard applications, there have been two major applications for large projects within the town. These were considered at public meetings held at St. John's Church hall, both of which were particularly lively and well attended by concerned residents. An application for 260 homes on the George Wimpey site at Dittons was supported by the Town Council and subsequently approved by Wealden District Council but an application by McCarthy & Stone to redevelop land in Eastbourne Road to build 52 extra care accommodation units for the frail elderly was refused by both Councils.

Proposed works on behalf of Southern Water on land accessed via Courtlands Road raised many concerns and several other applications have been recommended for refusal on planning grounds.

Statistics for the year May 2007 to April 2008 are as follows:

Total Planning Applications	103	Approved by WDC	88	Refused by WDC	10
Applications for new homes	5	George Wimpey – 260 houses		Shepham Lane – 5 houses	
		Redcroft – 9 houses		Albert Road – 2 houses	
		Northfield – 1 house			
Applications for conversions	1		1		
		Cross Street – 2 flats			
Applications for change of use	4				
Applications for extensions	30				
Applications for conservatories	10				

Council has also had input into the Wealden District Council Local Development Framework with regard to the future development of Polegate and it has recently formulated the first draft of a Town Masterplan, which will periodically be updated and amended to reflect the contemporary opinions of the town's residents.

Committee members, together with the Assistant Town Clerk, have been consistently dedicated to the task of giving due consideration to all applications received, for which I thank them. Tim Voyce Planning Committee Chair.

It was agreed that next year the annual report would also reflect the number of applications given permission by WDC despite objections from the Town Council and the number of applications allowed on appeal.

2. A second application for a Goods Vehicle Operators Licence at Chaucer Industrial Estate had been noted and a letter of objection had been sent to the Traffic Commissioner – noted.

3. Cllr. Wright reported on his attendance at the last DCSSC meeting at which he objected to two planning applications on behalf of Council and said that the experience had clearly identified the need to present sound planning reasons for raising objections – noted.

