

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the meeting held on Monday 23rd June 2014 at 7.30 pm
Council Chambers, 49 High Street, Polegate, BN26 6AL**

Present: T Voyce **TV** (chair), M Clewett **MCI**, Mrs J Voyce **JV**, Mrs M Piper **MP**, Cllr H Parker **HP** (5)

Not present: Cllrs Mrs C Berry **CB** (1)

No members of public

Minute No.	Subject/Resolution	Action
11002	Apologies for absence Mrs C Berry (health)	
11003	Declarations of Interest in any items on the agenda None	
11004	Minutes of the Planning Committee meetings of the 2nd June 2014 It was resolved that the minutes were accurate and signed by the chair VOTE all in favour (FOR Cllrs T Voyce, M Clewett, Mrs M Piper, Mrs J Voyce, H Parker)	
11005	Opportunity for Public comment None	
11006	Any other plans received prior to the meeting and notified to the public WD/2014/1160/FR Priory Court Farm, Sayerland Lane, Polegate BN26 6QX Retrospective application for change of use of land and the siting of a mobile home and decking to provide café and bicycle hire facilities. The committee discussed the retrospective application. The committee felt that the application and change of use was a blatant contempt of the planning laws and planning history had shown the possible intent. It was agreed that the caravan appearance was extremely poor. Comments were made on the vehicle and cycles leaving the site, commenting that the visibility from the site was not good at all and there could be major issues with cycles leaving or returning to the area. Comments were made on the entrance/exit being near the "hump" in the road and on a blind corner, where the hedgerows made it difficult to see what was coming. The committee felt that it was not particularly safe for cars or bicycles. Comments were made on the number of parking spaces and it was expected that these would be too few (8 of which 2 would more than likely be for staff). There were concerns over the hygiene with regards to the provision of toilets on the site, as no information had been provided whether there were any. Councillors commented that a café should have some form of toilet provision and it did not look as though there was one there. Questions were raised with regards to compliance to food hygiene and other regulations. There were concerns about the conditions that had previously been placed on previously approved application for the site. The committee considered that the planning history indicated a wish to build on a brown field site. The committee were unanimous in their objections to the application.	

	It was resolved to submit objections to the application and comments on the blatant contempt of planning law, the poor provision of parking, concerns over the hygiene and toilet provision, concerns over the traffic issues when entering and exiting the land, the poor quality of the overall appearance of the caravan "café". Further comments that this application should not only be refused, but also an enforcement notice issued to bring it back to its former state. VOTE All in favour of the above objections (FOR Cllrs T Voyce, M Clewett, Mrs M Piper, Mrs J Voyce, H Parker) WD/2014/1213/PO Land East of Shepham Lane, Polegate Discharge of planning obligation under WD/2007/1054/MEA The committee considered the application and questioned whether this left the adult and youth obligation in place. The clerk stated that the case officer had told her that obligation had not been included. It was resolved to submit no objections to the application. VOTE All in favour (FOR Cllrs T Voyce, M Clewett, Mrs M Piper, Mrs J Voyce, H Parker) The East Sussex (Public Restricted Byway Polegate 8c) Public Path Diversion Order 2014 The committee discussed the documentation and the use of the route. The committee had no objections to the changes. It was resolved to submit no objections or comments to the above application. VOTE All in favour (FOR Cllrs T Voyce, M Clewett, Mrs M Piper, Mrs J Voyce, H Parker)	
11007	Planning Applications WD/2014/1054/F Nightingale House, Hailsham Road, Polegate BN26 6RE Change of use from paddock to dog boarding kennels. Ten Kennels in double sided block and storage. The committee discussed the application and plans. The committee considered that it would be an asset to the town and that it did not appear to have any other problems due to its remote location. The committee was impressed with the letter of support. The committee commented that the Highways should be consulted to make sure there were no traffic issues joining such a busy road. It was resolved to submit no objections to the above application with the comment that Highways should be contacted to ensure there were no traffic issues joining the busy road. VOTE All in favour (FOR Cllrs T Voyce, M Clewett, Mrs M Piper, Mrs J Voyce, H Parker)	
11008	Delegated Applications None	
11009	Planning decisions WD/2014/0905/F 21 Sunstar Lane, Polegate BN26 5HS Proposed single storey rear extension Approved by Wealden District Council on 19th June 2014 WD/2014/0749/F 21 Victoria Road, Polegate BN26 6DB Erect Single storey extension at rear Approved by Wealden District Council 4th June 2014 WD/2014/0578/F Ground Floor of unit A3 and ground and first	

	floor of unit A4, Chaucer Industrial estate, Dittons Road, Polegate BN26 6QH Change of use from B1 to D1 Approved by Wealden District Council 3rd June 2014 WD/2014/0813/FR Land rear of Nightingale Villas, Hailsham Road, Polegate BN26 6RE Retain resurfacing of existing access way and resurfacing of former greenhouse bases for use for the display and sale of Christmas trees for a period not exceeding 28 days in any calendar year (Retrospective application) Refused by Wealden District Council on 17th June 2014 WD/2014/0806/MRM Land at Dittons Road, Polegate BN26 6HT Reserved Matters relating to the phase 2 commercial element of WD/2007/2353/MEA as it relates to the appearance, landscaping, layout and scale of the balancing pond. Refused by Wealden District Council on 13th June 2014	
11010	Planning updates/general Information – for information only A councillor commented that the unlicensed taxi signs had now gone and the adverts from the crossroads had also been enforced by Wealden Licensing team. Cllr Clewett commented that he had attended the Core Strategy Strategic sites public inquiry with the clerk and had noted that it was mainly concerned developers whose land had not been included discussing the reasons for why they should be included. Some commented on the fact that there was no flood plain, when a resident had stated that the area was known for flooding and even recently the whole area had been almost half under water. The clerk stated that the background paperwork had included some indicative plans of what the developers might be proposing for Hindsland.	

The meeting closed at 7.55 pm