

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Tuesday 24th August 2021 at 10.00am at Council Chambers, High Street, Polegate BN26 6AL.

Present: Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner, Mrs L Sargent, Cllr M Cunningham.

Not present: -

Cllr D Dunbar

Minute No.	Subject/Resolution
12880	Opportunity for public comment No members of the public present.
12881	Apologies for absence Cllr D. Dunbar (work)
12882	Declarations of interest in any items on the agenda None.
12883	Planning Applications <u>WD/2021/1637/MAO</u> – LAND NORTH OF JUBILEE DRIVE AND HIGHGROVE CRESCENT, POLEGATE – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (USE CLASS C3) COMPRISING UP TO 180 DWELLINGS, INFORMAL AND FORMAL OPEN SPACE, FOOTPATHS, CYCLEWAYS AND INTERNAL ROADS; ASSOCIATED PARKING, LANDSCAPING, PLANTING, NOISE ATTENUATION MEASURES, UTILITIES, DRAINAGE INFRASTRUCTURE AND GROUNDWORKS. ALL MATTERS ARE RESERVED WITH THE EXCEPTION OF VEHICULAR ACCESS INTO THE SITE, TO BE TAKEN FROM HIGHGROVE CRESCENT. The chair opened the meeting and invited committee members to speak. Councillors then discussed the plan in detail and made the following observations: ACCESS: • There is only one vehicle access road from Highgrove crescent and one pedestrian/cycle access. There are two emergency accesses, one of which is the pedestrian/cycle access. Councillors wished to know whether this would be wide enough for emergency vehicles. The building of 180 houses would mean that the single access road would be used by around 200 additional vehicles per day. NOISE: • Noise levels in area of development would permanently exceed external and internal guidelines for new dwellings. Councillors stated that there should be mitigation – sound barriers should be placed along the northern boundary. Gardens should face away from the A27. Houses need acoustically attenuated glazing to counteract the noise. And in addition need ventilation which at the same time should provide sufficient sound reduction. SCHOOLS: • Local schools are already at capacity. Will additional school provision be made?

POLLUTION:

- At the time of construction dust will cause medium risk to the air quality, affecting both residents and properties.

TREES:

- Councillors noted that some trees were to be removed. Those remaining should be protected, preferably by Tree Preservation Orders. Additional trees to be planted to replace those lost.

VISUAL IMPACT:

- The development will result in medium adverse effects on the fringe areas of Polegate.

WATER AND SEWERAGE:

- Sufficient water must be guaranteed to supply fire hydrants.
- Southern Water have stated that there is inadequate capacity within the foul drainage network which would have to be addressed.
- Waste water – the Environment Agency has capped the volume of effluent discharge at Hailsham North and South waste water treatment works. There is very limited capacity for waste water remaining at local waste water treatment works.
- Southern Water is unable to reserve waste water treatment capacity for individual sites
- There is currently no capacity within the foul water sewerage network, which is a major concern that would have to be overcome. Southern Water wrote on the 5th March this year to SLR Consulting, quote ‘the proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land’.
- Southern Water ‘aim to provide’ network capacity within 24 months, but it ‘will often take longer than 24 months for a full solution to be provided’. What would happen in the meantime?
- Residents in and around The Mill estate have already experienced the blockage of sewers in the area over the course of the last six years.

LAND SUPPLY:

- The local planning authority (10.2 planning statement) is unable to demonstrate a 5 year supply of residential land supply and their adopted policies in relation to housing are ‘out of date’. There are serious concerns that this will impact the number of developments coming forward and being automatically approved.
- The committee emphasised the need to view the development plan as a whole and any that go forward in the next five years. They agreed that this would increase an already large development and this already has issues. Domestic violence, cars racing up and down, drug dealing and more. The committee stated that serious consideration should be taken of these issues as they are now. How issues might be increased by enlarging the size of this estate as a whole, and how that might impact the area. Decision makers should not be blinkered by looking at a scenario which is hopeful, but could have a serious impact upon local residents of both the existing estate and the surrounding area.
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	VOTE All in favour of submitting objections as detailed above on the application. Cllrs W Alexander, M Falkner, C Berry, L Sargent, M Cunningham, M Piper.
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The meeting ended at 10:35am

Chair of Planning Committee _____ Date

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