

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 24th July 2019 at 7.30pm in the Council Chambers, 49 High Street, Polegate, BN26 6AL

Present: Cllrs Mrs W Alexander, M Falkner, Mrs M Piper

Not present: - Cllr J Harmer, D Watts

1 members of public present

Minute No.	Subject/Resolution
12730	Opportunity for public comment None
12731	Apologies for absence Cllrs D Watts, J Harmer (Prejudicial interest)
12732	Declarations of interest in any items on the agenda Cllr J Harmer did not attend due to his prejudicial interest in WD/2019/1370/F (minute 12735)
12733	<u>Minutes of the meeting held on 8th July 2019</u> <u>It was resolved to accept the minutes of the planning meeting on 8th July 2019 as an accurate record of the meeting. The minutes were signed by the chair of the meeting.</u> <u>VOTE All in favour Cllrs Mrs W Alexander, M Falkner, Mrs M Piper</u>
12734	Any other plans received prior to the meeting - notified to the public <u>WD/2019/1221/F</u> – Junction Tavern, 99 Station Road, Polegate BN26 6EB Change of use of rear function room to contain HMO containing 5 units (C4 use class) and change of use of first and second floor to HMO containing 5 units (C4 use class). Replacement of windows to the upper parts and rear elevations and other alterations to fenestration. <u>It was resolved to submit no objections to the application and to submit comments only in that it was essential that adequate parking be provided in this location. The council positively supported the provision of additional single room accommodation as it felt that this was much needed for the area. VOTE All in favour Cllrs Mrs W Alexander, M Falkner, Mrs M Piper</u>
12735	Planning Applications <u>WD/2019/1370/F</u> – LAND TO THE REAR OF 7 SAYERLAND ROAD, POLEGATE BN26 6NU – DEVELOPMENT OF 2 NO. CHALET BUNGALOWS WITH ACCESS FROM HONEYCRAG CLOSE. The application was discussed in detail. There were serious concerns over the very small access which crossed a public footpath and was extremely close to the neighbouring property in Honeycrag Close. Although parking was provided, the bungalows had rooms which effectively made them 4/5 bedroom properties of which the council felt there was less need in that area. Access for the building works would be difficult and even afterwards as HoneyCrag Close was a small quiet road. Councillors noted an alteration to the site boundary of which it appeared that Wealden District Council had been informed, but no further information was available. There were concerns about the large oak tree which could possibly be affected by the development. There were also concerns about the waste water, as there was a proposed link to the mains sewerage system. Councillors commented that the

	development was too large and nothing else had been done like that in the nearby location. A councillor stated that she felt it was overdevelopment on that area of land. (Garden grabbing) and that although there was space for it, it was overdevelopment. It was noted that there had been some neighbour objections. It was agreed that the access was not suitable at all and being so close to the footpath (crossing it) the entrance was far too narrow and at a diagonal angle. <u>It was resolved to submit objections on the grounds of the access being unsuitable, being too narrow, crossing a footpath and being at an angle (as detailed above), concerns about the conflict with the footpath, neighbouring properties, especially during any development phase and afterwards and it was also considered to be overdevelopment. Vote All in favour of submitting the above objections and comments. Cllrs Mrs W Alexander, M Falkner, Mrs M Piper</u>
12736	Delegated Applications None
12737	Planning decisions by Wealden District Council – for information only <u>WD/2019/1053/AN</u> – COMMERCIAL UNIT 1, FORMER POLEGATE STATION, STATION ROAD, POLEGATE – 2 NO. FASCIA SIGNS/HANGING SIGN WITHIN EXISTING POST/WINDOW VINYLs. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH JULY 2019 <u>WD/2019/1156/AI</u> – ESSO POLEGATE EXPRESS, 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – 6.3M PYLON SIGN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH JULY 2019. <u>WD/2019/1065/AN</u> – LAND NORTH OF DITTONS ROAD, POLEGATE – ALUMINIUM TOTEM SIGN, TO BE LOCATED WEST OF JUNCTION OF ACCESS ROAD (TO COMMERCIAL DEVELOPMENT APPROVED UNDER RF/<u>WD/2017/1557/MRM</u> & RF/<u>WD/2017/1558/MAJ</u>) WITH DITTONS ROAD. SIGN IS TO DISPLAY DETAILS OF THE APPROVED DEVELOPMENT NOW UNDER CONSTRUCTION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 5TH JULY 2019. <u>WD/2019/1120/F</u> – ROBINS BANK, DITTONS ROAD, POELGATE BN26 6JG – REAR EXTENSION TO GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND JULY 2019. <u>WD/2019/0716/F</u> – SUITE D, DITTONS BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6HY – CHANGE OF USE FROM B1 TO D1. APPROVED BY WEALDEN DISTRICT COUNCIL ON 4TH JULY 2019 Noted by all present
12738	Other planning items None

The meeting closed at 7.53pm Chair of Planning Committee _____ Date _____