

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING MEETING

Minutes of the meeting held on 27 March 2008 in St. John's Church Hall, St. John's Road, Polegate at 7.00 p.m.

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

In Attendance: Cllrs. Mrs D Joy and R. Martin

38 members of the public: 1 member of the press

7947 Apologies for absence

Apologies were received from Cllrs. Barber and Rogers.

7948 Declarations of interest

There were none.

7949 Minutes of the meeting held on 4 March 2008

The minutes of the meeting held on 4 March 2008 were adopted as a correct record and signed by the Mayor.

7950 Matters arising from the meeting held on 4 March 2008

There were none.

7951 Planning applications:

WD/2008/0238/MAJ 243 – 251 Eastbourne Road, Polegate.
Redevelopment of site to form 52 units of extra care accommodation for the frail elderly, including communal facilities, associated car park, mobility scooter store and landscaping.

Members were advised that 5 letters of objection had been received, the main objections being: overdevelopment, inadequate parking, overlooking of other properties, highway issues, inappropriate commercial enterprise in a residential area, noise and disturbance, loss of wildlife habitat and overload on existing infrastructure.

A further 23 letters of objection had been received by Wealden District Council and a petition with 600+ signatures. Reports had also been received from ESCC Highways and Southern Water detailing their objections.

For the benefit of the committee and members of the public the Chair read out the objections from ESCC Highways and Southern Water.

It was then proposed, seconded and agreed by all to suspend Standing Orders to allow members of the public to address the committee on any applications on the agenda.

STANDING ORDERS SUSPENDED

Eight members of the public voiced their concerns which included invasion of privacy for adjoining properties, problems on the adjoining recreation ground, invasive light pollution, lack of adequate infrastructure, speed of traffic on A22, overloading of sewerage system. Concern was also expressed regarding the decision process at Wealden as a recent application had been approved under delegated powers and it was hoped the same procedure would not be followed for this particular application.

The Chair thanked the public for their input and asked if there were any further speakers who wished to comment on any of the other applications on the agenda.

A representative from EnPlan, agents for the developers of Redcroft, application no. WD/2008/0609/F, outlined the proposals and spoke in support of the development.

Two residents then spoke against the proposals expressing concern regarding the size of the development and the increased number of vehicles accessing the site.

The Chair then thanked everyone for their input and there being no further comments, reinstated Standing Orders.

STANDING ORDERS REINSTATED

WD/2008/0238/MAJ 243-251 Eastbourne Road, Polegate. Redevelopment of site to form 52 units of extra care accommodation for the frail elderly, including communal facilities, associated car park, mobility scooter store and landscaping.

The Chair gave a brief summary of the applications and invited comments from the committee. Following discussion it was proposed, seconded and agreed by all to submit the following objections:

OBJECTIONS:

1. The proposal would result in the loss of housing stock contrary to Policy HG10 of the Non Statutory Wealden Local Plan.

2. The proposed development would have an excessive bulk and mass at a prominent point of Eastbourne Road and viewed from Wannock Road Recreation Ground and would be out of character to the established development in the locality. Therefore, it would be detrimental to the character and appearance of the locality generally.
3. The proposed development would be detrimental to the amenities of neighbouring properties by reason of overlooking, light pollution, the overbearing scale of the proposed buildings and disturbance caused through vehicle movements.
4. It has not been demonstrated that the level of car parking is adequate, that vehicles can be manoeuvred satisfactorily on site, that access arrangements are satisfactory, that unacceptable traffic or transport conditions will not be created on the A2270.
5. It has not been demonstrated that surface water and foul drainage will be satisfactorily supplied to the proposed development.
6. The proposal does not make provision for affordable housing.
7. It has not been demonstrated that satisfactory arrangements have been made for the protected species and species of conservation importance.
8. It has not been satisfactorily demonstrated that there is sufficient infrastructure in place to accommodate the increased level of health service requirements particularly in view of the proposed downgrading of the DGH.

WD/2008/0609/F Land formerly occupied by Redcroft, St. John's Road, Polegate. Erection of 9 dwellings, associated car parking and landscaping.

Members were advised that 1 letter of objection had been received and it was understood that 2 more had been received by Wealden District Council.

OBJECTIONS:

1. Overdevelopment – a 50% increase in housing on a reduced site size.
2. Loss of amenity and overshadowing of neighbouring property.
3. Housing design is out of keeping with the established development in the locality and is therefore detrimental to the appearance of the locality generally.
4. No provision for suitable or adequate street lighting.
5. Unacceptable increase in vehicle movements onto a narrow and congested road.
6. Written assurance is requested that this application will be determined by DCSSC and not under the delegated system. It was also agreed to ask the local member of DCSSC to call in this application.

WD/2008/0633/F 96 Eastbourne Road, Polegate. Extension to existing first floor accommodation and modification to entrance porch.

OBJECTION:

1. Overdevelopment due to the mass and size of the proposed extension in contravention of policy EN27.

WD/2008/0346/FR 28 Station Road, Polegate. The addition of a car parking space to the front garden of the dwelling, with a driveway and crossover to the main road at the front of the property.

Cllrs. Mrs J Voyce and T. Voyce declared a personal interest in this application and also on WD/2008/0485, 19 Victoria Road, Polegate.

NO OBJECTIONS

WD/2008/0402/F Osborne Lodge, 14 Albert Road, Polegate. Erection of part one and part two storey extension at side and erect fence to front boundary 2.1m high.

OBJECTIONS:

1. Unsympathetic design of proposed extensions.
2. Unacceptable height of fence which does not complement the surrounding properties.
3. Reduction of sight lines for vehicles.

WD/2008/0485/F 19 Victoria Road, Polegate. Erect part one/part two storey extension at rear.

Cllr. Mrs Berry declared a personal interest in this application.

NO OBJECTIONS

7952 Details of planning decisions

Permissions:

WD/2008/01490/O Erection of single storey single private dwelling with vehicular access on to Wannock Road. Land within the cartilage of 1 Northfield, Polegate. It was resolved to write to Wealden District Council objecting to the fact that this application was approved under the delegated scheme despite there being strong objections from both the Town Council and local residents.

WD/2008/0119/F Single storey rear extension to replace existing conservatory. 15 Brookside Avenue, Polegate.

WD/2008/0201/F Proposed front porch. 1A Victoria Road, Polegate.

WD/2008/0259/CC Replacement windows and doors with pvcu and aluminium and minor alterations to main entrance reception area. Gilda Resource Centre, 32 Gilda Crescent, Polegate.

7953 Correspondence

None

7954 Planning updates and general information

As attendance at the Wealden Association of Local Council Cluster Group meetings was spasmodic it was suggested that it would be helpful if another member would volunteer to attend. Cllr. Wright offered his services in this regard which was accepted by all.