

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 28th March 2011 at The Council Chamber, 49 High Street, Polegate at 6.30 p.m.

Present: Cllrs G Carter (Chair), Mrs M Piper, R Martin, T Voyce, T Wright

2 members of public

Jo Ognjanovic – Town Clerk

9636 Apologies for absence

Cllrs Mr J Rogers (Illness) C Berry (holiday), S Barber (work)

9637 Declarations of interest in any items on the agenda

None

9638 Minutes of the meeting held on 8th March 2011

The minutes of the meeting held on 8th March 2011 were agreed as accurate and signed by the Chair.

9639 Opportunity for public comment

Two members of public wished to speak against the application WD/2011/0422/F application for 46 High Street Polegate BN26 6AG, Change of use from A2 Financial and professional services to A5 hot food take away.

- Comments were made on 10 restaurants already in the High Street and this would make 11, 5 already provide a take away service. Parking is already an issue with double yellow parking and on the pavement. Having an 11th food outlet would do nothing to regenerate the High Street, which residents of Polegate would like to see. He felt that more time should be taken to explore letting that premises to a retail rather than food outlet.
- Comments were made on parking issues which were already a problem in many areas of the High Street closer to the crossroads and any more car parking from further up the High Street across the railway line would cause problems. The member of public stated that he understood that a fast food outlet cannot be located within 400m of a primary school.

9640 WD/2011/0381/F

32 Hyperion Avenue, Polegate BN26 5HU

Single Storey Extension (including garage conversion) and loft conversion

No objections from Polegate Town Council recommend approval VOTE All in Favour

WD/2011/0446/F

HSBC Bank PLC 57 High Street Polegate BN26 6AL

Installation of bollards to front and side elevations of property as required

No objections from Polegate Town Council recommend approval VOTE All in favour

WD/2011/0422/F

46 High Street Polegate BN26 6AG

Change of use from A2 Financial and professional services to A5 hot food take away

A discussion took place regarding parking, fumes, litter and the wish not to have more take-away shops.

Standing order suspended

A member of public commented on the need for a very high chimney stack to comply with regulations.

Standing orders reinstated

Objections and comments as follows:

Many comments were raised with regards to parking issues- Statements made by the applicant about the location of potential parking were considered questionable. Council have concerns over fumes wafting over heavily residential area. Contrary to SH3 (3) of the Wealden Local Plan. Parking reasons given by the applicant are considered to be invalid, it is highly likely that patrons would park on the kerb rather than walk/park further away. The Chimney stack is not considered to be sufficiently high and if it were to be made sufficiently high it would have a detrimental affect on the street scene Contrary to EN27(1). The premises is within 400m of a primary school. The area is within the main shopping area and retail outlets should be encouraged rather than fast food shops. Contrary to SH1 and SH2(1) of the Wealden local plan. The flu height that would be required is contrary to EN27(1) and BE1 of the non stat Wealden local plan. VOTE All in favour of submitting the above objections

9641

Any other plans received prior to the meeting notified to the public

WD/2011/0535/AI Petrol Station, Hailsham Road, Polegate BN26 6RE 3 No. Fascia Signs 2 No. Totem Signs

No objections from Polegate Town Council recommend approval VOTE All in favour

WD/2011/0492/FA 95-97 Station Road Polegate BN26 6EB Variation of conditions 4 & 5 of WD/2011/0162/FA

No objections from Polegate Town Council recommend approval (already approved under appeal) VOTE All in favour

WD/2011/0398/F 8 Otteham Close Polegate BN26 5AZ |New Dormer loft conversion forming a rear gable wall, upgrade existing conservatory to form dining room and associated works.

Reduction in the scale of the roof extensions drawing No.s DH/8otteham/02 Rev A & 01 Rev a date stamped 10th March 2011.

No objections from Polegate Town Council recommend approval VOTE All in favour

9642

Details of planning decisions

WD/2010/2311/F

33 Albert Road, Polegate BN26 6BS

Two storey extension to side/rear elevation to form additional bedroom and bathroom over kitchen extension and garage. Demolish existing detached garage and internal alterations

Granted permission by WDC

WD/2010/2858/FA Land North of Dittons Road, Polegate BN26 6HT
Variation of condition 6 of WD/2007/2353/MEA Temporary Access
Granted permission WDC

WD/2010/2868/O

Land North and West of Ditfoord, Dittons Road, Polegate BN26 6HS
Outline planning for residential development
Granted permission WDC

WD/2010/2926/F Delcote Dittons Road, Polegate BN26 6HU
Demolition of existing dilapidated dwelling and erection of new bungalow
Granted permission WDC

WD/2011/0162/FA 95-97 Station Road Polegate BN26 6EB
Condition 11 of WD/2010/0097 (drawing List)
Granted permission by WDC

WD/2011/0263/LDP 38 West Close, Polegate BN26 6EL
Demolition of existing conservatory and construction of kitchen extension
Refused by WDC on grounds of application needs full planning permission

WD/2010/2846/F rear of 245-249 Eastbourne Road Polegate BN26 5DL
Construct 4 new dwellings including garages (5 car spaces), 5 car spaces
and a shared private driveway giving access from Eastbourne Road.
Granted permission by WDC

WD/2010/2881/A Land North of Dittons Road Polegate BN26 6HT
Pole Mounted freestanding "V" board advertisement
Granted permission by WDC

WD/2010/0103/AI Co-op store Hailsham Road, Polegate BN26 6RE
6 fascia signs 19 informative signs and 2 non-illuminated panels to existing
totem sign
Granted permission by WDC

WD/2011/0053/F 11 Chaucer Industrial Estate Polegate BN26 6JF
Change of use from B1 to B2 site to be used for light vehicle repairs
(garage)
Granted permission by WDC

WD/2011/0198/F 20 Reynoldstown Lane, Polegate BN26 5HJ
To fit conservatory to rear of property
Granted permission by WDC

WD/2009/2681/MAJ Nightingale Place Hailsham Road, Polegate BN26 6RD
New Day care hub and residential care resource centre
Application refused by WDC.

9643

Correspondence for information only

A reply had been received from Kelvin Williams of Wealden District Council, but this had only just been circulated and would be added to the agenda on 26th April 2011.

9644

Planning Updates and General Information

None

The Meeting closed at 6.55pm