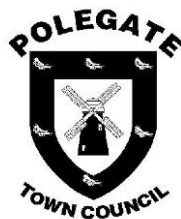


UNADOPTED
POLEGATE TOWN COUNCIL



PLANNING COMMITTEE

Minutes of the Planning meeting held on Tuesday 29th November 2022 at 10.00am at Council Chambers, High Street, Polegate BN26 6AL

Present: Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner, Cllr M Cunningham, Mrs L Sargent (6)

Not present: - Cllr D Dunbar, D Murray (2)

Minute No.	Subject/Resolution
13167	Opportunity for public comment None.
13168	Apologies for absence Cllr D. Dunbar, D Murray
13169	Declarations of interest in any items on the agenda None.
13170	Minutes of the Planning Committee 28th October 2022 <u>It was resolved to accept the minutes of the meeting on the 28th October 2022 as an accurate representation of the meeting. VOTE all in favour</u>
13171	WD/2022/1216/MAJ car park adjoining Polegate Railway Station, off Roy Martin Way, Polegate Erection of a five storey apartment block containing residential units on the upper floors and parking and servicing on the ground floor. Vehicle access off Roy martin Way and pedestrian access only from Porters way. The committee discussed the location of the application. There were major concerns over the reduction in the car parking. There were concerns that the bin location was under the building and inside, which the committee thought could be a major fire risk. The committee noted that the parking was also on the ground floor. They questioned whether this would cause issue with the parking in Polegate. The number of units per floor was noted by the committee. They noted that there were potentially some archaeological early deposits in the area. There were concerns over the drainage as there had been noted that there were lots of rots in mass in the underground pipes in the high street. The committee noted that this would need to connect to the existing foul sewer network. There were concerns that the papers stated there was no financial viability? It was noted that the vibration was ok even though it was near to the train station and the design and access statement was helpful. There was good natural light in the rooms in the proposed building, but this 5-storey building would affect houses in Gilda crescent in terms of their privacy and their light as the evening sun would mean a shadow would be cast along those properties in Gilda Crescent. There were concerns about the refuse access as it was quite a narrow road. There were major concerns about the loss of car parking in the town. Part of the car park had already been built on and this would reduce the car parking even further. The paperwork stated that there was plenty of scope for parking in nearby streets, but the council and residents are very aware of all the car parking issues within the town, as wealden district Council has failed in providing a free car park for the town, unlike all the other major towns in wealden. The committee spoke about how disappointed they were and deeply concerned that any move to remove more free parking would kill the high street and also cause more issues with parking in nearby residential streets.

	There was a post in the middle of the proposed access to the proposed building. The committee wanted a comment to be passed to wealden on the councils deep concern over any more loss of car parking spaces and urged wealden District council to provide a free car park in the town as they do in the other major towns. The committee stated that wealden should make a commitment to providing a car park for Polegate and not treating Polegate differently to the other major towns. Much of the housing was being pushed into this area and if there were no car park or reduced parking which this application would create there would be a drop in visitors to the shops and town centre. It would be harmful to local business to approve this application. There were concerns that locating a housing building in the middle of a car park would create potential anti-social behaviour risks and pollution risks to residents in that property. There were concerns over the potential to create a crime location where it didn't exist currently. The committee reiterated that Wealden District Council should not be approving this and that it had been turned down in the past as shown in the planning history. They felt that wealden should be looking at providing a free car park as they did in the other major towns in Wealden. The committee felt very strongly against this application and hoped that wealden would take note of the town councils comments. There was no five year plan and the planning committee had no confidence in Wealden Districts Planning department, as many unsuitable plans keep being approved in Polegate despite huge opposition. The committee felt that if wealden district Council approved this plan it should provide a new free car park to Polegate like they do in the other major towns. The beauty of this current car park is its central location near the shops. The concerns were that if the application were to be approved where would all the cars go to park or would they stop using the shops completely. It was resolved to submit the above objections and comments to wealden District Council reiterating the council's STRONG objections to this application. VOTE all in favour of the objections stated above.
13172	Any Other plans received prior to meeting – notified to public. None.
13173	Delegated applications already submitted for noting only WD/2022/1509/F The Hobbit Ditton's road, Polegate BN26 6HX proposed front and rear extensions to existing property No objections submitted to Wealden District Council WD/2022/1476/F Nightingale Farm, Hailsham Road, Polegate Demolition of existing buildings construction of replacement agricultural storage/residential garage building and extension to existing dwelling for use as pool building with associated change of use of land to residential infrastructure and landscaping No objections submitted to Wealden District Council – comments submitted - The existing buildings certainly need to be demolished and the construction of replacement agricultural storage buildings looks well planned. The proposed pool looks well designed within the purpose-built pool building. I noted the timber framed replacement implement store, hay barn and garage/store. These buildings will improve the area and are appropriate. I note due consideration has been given to ecological aspects with tree and hedgerow planting planned. I think there will be no adverse effect on open countryside. Also, habitat considerations have been taken into account. WD/2022/2466/F Bernhard baron Cottage homes, Eastbourne Road, Polegate BN26 5HB Community hub, new glazed cloister, replacement reception roof, reconfigured entrance with replacement doors and associated landscaping No objections submitted to Wealden District Council WD/2022/2769/F Lilleshall, 253 Eastbourne Road, Polegate BN26 5DL Single storey outbuilding No objections submitted to wealden District Council comments submitted - The only concern would be the height and purpose for building. I note it's made of brick as opposed to being a large timber building. Although it will have oak cladding. Will it be used for any form of industrial work and whether noise would be an issue. Considering how close it is to neighbours as this is unclear.
13174	Planning decisions for noting

	Application No. WD/2022/2550/F SINGLE STOREY REAR EXTENSION OAKHURST, DITTONS ROAD, POLEGATE, BN26 6HS APPROVED by WDC on 10 November 2022. A copy of the Council's Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=159552, within the next couple of days. Application No: WD/2022/0184/FR RETROSPECTIVE APPLICATION FOR AN AIR SOURCE HEAT PUMP 30 SAYERLAND ROAD, POLEGATE, BN26 6NX refused by Wealden District Council Application No. WD/2022/2188/F PROPOSED REPLACEMENT PORCH 2 GOSFORD WAY, POLEGATE, BN26 6DS APPROVED by WDC on 7 October 2022. A copy of the Council's Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=159132, within the next couple of days. Application No. WD/2022/1652/F SINGLE STOREY REAR EXTENSION & TWO STOREY SIDE EXTENSION. LOFT CONVERSION WITH LARGE REAR DORMER (INCLUDING JULIET BALCONY) AND TWO SMALLER DORMERS TO THE FRONT 34 SUNSTAR LANE, POLEGATE, BN26 5HS APPROVE by WDC on 7 October 2022. A copy of the Council's Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=158488, within the next couple of days. Application No. WD/2022/2129/F RAISED GARAGE ROOF, SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION 8 PALMA CLOSE, POLEGATE, BN26 6QB APPROVED by WDC on 29 September 2022. A copy of the Council's Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=159068, within the next couple of days. Application No. WD/2022/1675/F PROPOSED SINGLE-STOREY EXTENSION TO THE REAR AND GARAGE CONVERSION TO HABITABLE LIVING SPACE WITH INFILL AND BAY WINDOW EXTENSIONS AND ALTERATIONS INCLUDING RAISED PATIO TO THE REAR 32 BAHRAM ROAD, POLEGATE, BN26 5JB APPROVED by WDC on 28 September 2022. A copy of the Council's Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=158513, within the next couple of days. Noted by all present
13175	Other planning matters None

The meeting ended at 10:30am

Chair of Planning Committee _____ Date