

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 2 December 2009 at Council Chambers 49 High Street, Polegate at 6.30 p.m.

Present: Cllrs. T Voyce (Chair) J Rogers, T Wright, J Harmer Mrs C. Berry, G. Carter, R. Martin, Mrs M. Piper.

Also present – Cllr Mrs J Voyce

8907 Apologies
Cllr S Barber.

8908 Declarations of interest in any items on the agenda
There were none.

8909 Minutes of the meeting held on 21st October 2009
The minutes of the meeting held on 21st October 2009 were adopted as a correct record and signed by the Chair.
Cllr Voyce proposed that Cllr Mrs J Voyce be co-opted on to the Planning Committee under Standing Order 26h Resolution moved without Notice.

It was recommended that Cllr Mrs J Voyce be co-opted on to the Planning Committee
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Cllr Voyce proposed that Standing Orders be suspended to enable members of the public to comment.

SUSPEND STANDING ORDERS

The applicant for 1 Northfields spoke regarding her planning application. The resident stated that the roof space would become the main bedroom and the existing bedroom would become the dining room, therefore no more bedrooms would be created. The velux windows that would be put in would not overlook other properties. These improvements would create a better environment in the living space for the occupants.

A resident wished to speak against the proposed planning application for 1 Northfield. The resident stated that the plot had a quite a long history and there had been a few applications. When the planning permission was granted in 2008 it was for a single storey only and no living in the roof space. This new application goes against the original application and is overdevelopment of the site. This application should not have been allowed to come to us as WDC should have looked at the original application. The resident requested that a strong message be sent to WDC stating that Polegate Residents are not going to allow this sort of overdevelopment to take place.

A second resident wished to speak against the application for 1 Northfield. Before the resident spoke about the application he wished to raise the matter of a procedural nature. It was regarding the original application for 1 Northfield and Cllr J Rogers declaring an interest. The resident requested that Cllr Rogers informed the Council and members of the public why this had not been done this time. The

resident then stated that he had no confidence in the planning procedure as the original application stated no living in the roof space and yet this application is going against that. The turning circles had not been adhered to as per the original application and no enforcement had been undertaken by WDC. The property is situated near a play park and the exit on to the main road is inadequate for this property. He stated that the question should be asked why this had even got to Polegate Town Council for consideration as it was going against the original application and he felt that it was a waste of time for both members of the public and Council.

REINSTATE STANDING ORDERS

8910 Planning applications

WD/2009/2171/FA

New dwelling on land at the rear of 1 Northfield, Polegate, BN26 5EE
Proposed loft conversion with front and side roof windows and garden shed
To the rear.

Cllr Voyce stated that there had been 4 letters of objection received by WDC.

A lengthy discussion took place and it was felt that this went against the Original application WD/2008/0149/O which states under condition 3 –
“The dwellinghouse to be erected on this site shall be of single storey
Construction only with no accommodation or openings within the
roof space. DS01”

The following objections were agreed

- Overdevelopment of the site
- The application contravenes the original application, by way of agreed additions
- The additional accommodation would necessitate further parking space

WD/2009/2301/F

2 Sayerland Road, Polegate, BN26 6NU
Erect Octagonal Cedar Summerhouse

No objections

8911 Any other plans received prior to meeting

None received.

8912 Delegated Applications

None

8913 Details of planning decisions

WD/2009/2008/F

The Paddock, Milton Street, Polegate, BN26 5RW
Construction of a 10m x 6m outbuilding for storage of Farming equipment
And produce for enterprise farm.
Planning permission refused.

WD/2008/2066/F

3 Hawthorn Court, Black Path, Polegate, BN26 5BB
Replacement of 3 Timber framed windows, 2 in bedroom (front) and 1 kitchen
(rear) and living room window/door combination (rear) fenestration to follow
existing pattern all glazed in clear glazing.
Planning permission granted.

WD/2009/2072/F

8 Hailsham Road, Polegate, BN26 6NL
Erect single storey extension at rear.
Planning permission granted

Certificate of Proposed use or Development

WD/2009/2319/LDP

16 Dymchurch Close, Polegate Bn26 6ND
Link Converted Garage to existing Dwelling. New high level Window to Dining Room

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Correspondence

Polegate and District Model Engineering Club – proposal to erect a shelter on the station to be provide cover for passengers. Pictures had been received from PADMEC regarding the shelter and a satisfactory comprehensive risk assessment was supplied by the Club. It will be painted green to blend in with the rest of the furniture.

It was recommended that the Polegate and District Model Engineering Club be granted permission to erect the shelter on site.

A copy of a letter from WDC to a resident stating there had been no objections raised to the application number TM/2009/0261/TPO
Remove branches and deadwood one oak tree preservation Order (Polegate)
NO22,1991. Communal Garden Area rear of No 9 Hilary Close Polegate, BN26 5JH

The Clerk reported that she had been given information regarding two dates for the public consultation in to the proposed new health centre at Tower Mill, Polegate. They will be held on Saturday 12th December at the United Reform Church, 12-2pm and Tuesday 15th December at the United Reform Church at 6 -8.30pm.

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Planning updates and general information

a) Budget 2010/2011 – A discussion took place regarding the budgets that should be set for the Hire of Halls regarding Planning applications and also the possibility of legal advice that may have to be sort in the future.

It was recommended that the Hire of Halls for planning application would increase to £1500 and the Legal Advice be increased to £1000

b) E-Planning – The Clerk has been in contact with Planning Aid and she is waiting for some information from them.

c) Update on Honey Farm Polegate – There is a briefing meeting at WDC on Tuesday 8th December – Cllrs Voyce and Rogers will be attending and also Cllr R Martin will be attending as Ward Member. The application is on the Agenda WDC Planning Sub Committee South on Thursday 10th December at 10am. The Clerk informed the Council that she had been speaking to Government Office South East (GOSE). The Clerk stated that she had gained information into the Process of how to request a "call-in" on a planning application. GOSE informed the Clerk that they had received an application to request a call in, in November 2008. A discussion took place regarding the proposal of sending a request to GOSE on this Application.

It was recommended that the Clerk would wait and see the outcome of WDC Planning Sub Committee on Thursday 10th December in order to request a call in from GOSE.