

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 30th August 2018 at 10.00am Council Chambers 49 High Street, Polegate, BN26 6AL

Present: Cllrs Mrs M Piper, B Goodwin, M Falkner (3)

Not present: - Cllrs D Dunbar, D Watts, Ms A Snell, Mrs W Alexander, (4)

No members of public

Minute No.	Subject/Resolution
12461	Opportunity for public comment None
12462	Apologies for absence Cllrs D Watts, D Dunbar, Ms A Snell, Mrs W Alexander
12463	Declarations of interest in any items on the agenda None
12464	Minutes of the meetings held on 6th August 2018 It was resolved that the minutes of the Planning committee on 6th August 2018 were an accurate record of the meeting. VOTE All in favour Cllrs Mrs M Piper, B Goodwin, M Falkner
12465	Any other plans received prior to meeting - notified to public WD/2018/1623/F 3 Willow drive, Polegate BN26 5DN ERECT CONSERVATORY AT REAR It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs M Piper, B Goodwin, M Falkner WD/2018/1622/F 31 Hyperion Avenue, Polegate BN26 5HT EXTENSION TO REAR ELEVATION It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs M Piper, B Goodwin, M Falkner WD/2018/1339/PO Land at Dittons Road, Polegate Modification of S106 agreement dated 15th July 2013 attached to WD/2010/2255/MEA (Mixed use – employment and dwellings) in order to remove affordable housing requirements – viability report information. The committee discussed the application and could find no additional information which satisfied the members that there was a good reason to remove the affordable housing. It was resolved to strongly object to the modification of the S106 agreement, which would remove the affordable housing requirements. It was felt that not only would this be inappropriate but may also set a precedent on other applications. VOTE All in favour of submitting the objection Cllrs Mrs M Piper, B Goodwin, M Falkner

12466	Planning Applications WD/2018/1342/F – LAND ADJOINING 74 BROOKSIDE AVENUE, POLEGATE BN26 6DQ – PROPOSED NEW DWELLING. The committee discussed the application in great detail. There were concerns over the fact that a porch would need to be demolished to be able create the new house. The house would be very close to a neighbouring property in Guardian Court and as it had an upstairs the committee were concerned about privacy, light noise and other factors and felt that the application for a 3 bed was over development. The committee felt that a one to two bed with no bedroom upstairs would be much more acceptable. The access did not appear to be an issue due to the location. There were concerns that as this was not a walk through road, some of the neighbouring properties may not know about the application even though the appropriate sign was on the gate post. The committee felt that although it was better than what was there, a 3 bed property was considered to be overdevelopment and the knocking down of the porch shows that it was being squeezed in. It was agreed that the upstairs element would have too much impact on neighbouring properties and would not be in keeping with the area. It was resolved to object to the above application on the grounds that it was being squeezed in and over development and the upstairs would have an impact on neighbouring properties (overshadowing, noise, privacy) who may not even be aware of the application. VOTE All in favour of submitting the objection Cllrs Mrs M Piper, B Goodwin, M Falkner WD/2018/1412/F – CO-OP PETROL AND FILLING STATION, HAILSHAM ROAD, POLEGATE BN26 6QL – DECORATION OF SHOP FRONT DOORS AND FRAMES, INSTALLATION OF 1 NO. NEW A/C UNIT TO SIDE OF STORE AND 1 NO. NEW CONDENSER AND 1 NO. NEW COMPRESSOR TO REAR OF STORE ON NEW LEVEL CONCRETE BASE; REPLACEMENT CANOPY OVER EXTERNAL WAREHOUSE AREA; NEW HIT AND MISS TIMBER FENCE TO FORM PLANT ENCLOSURE; AND NEW CHILLER AND FREEZER UNITS IN EXTERNAL WAREHOUSE. It was resolved to submit no objections and to positively support this application. VOTE All in favour Cllrs Mrs M Piper, B Goodwin, M Falkner
12467	Delegated decisions None
12468	Planning decisions by Wealden District Council – for information only WD/2018/0566/F – NIGHTINGALE FARM BARN, HAILSHAM ROAD, POLEGATE BN26 6RE – HORTICULTURAL POLYTUNNELS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH JULY 2018. WD/2018/1198/F – 26 OLD DRIVE, POLEGATE BN26 5ET – UPGRADING OF EXISTING CONSERVATORY INTO A HABITABLE EXTENSION, INCLUDING NEW FLAT ROOF. APPROVED BY WEALDEN DISTRICT COUNCIL ON 6TH AUGUST 2018. WD/2018/1253/F – 129 SOUTHFIELDS, POLEGATE BN26 5LZ – ERECT CONSERVATORY AT REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 6TH AUGUST 2018. WD/2018/1326/F - 16 JUBILEE DRIVE, POLEGATE BN26 6FG –

	ERECTION OF PVCU CONSERVATORY TO REAR OF PROPERTY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH AUGUST 2018.
12469	Other Planning items The local plan was discussed briefly/informally, the plan was now in the office as a deposit point for the public consultation. The planning committee was advised that as due course they would need to submit their comments on the plan. There were concerns over the A27 and the impact of any additional development and the pressures it would put on the current and future infrastructure. There were concerns over the flood plain. The meeting at SSALC was discussed and the committee felt that until Highways England were present the meeting may not be very productive.

The meeting closed at 10.35 am

Chair of Planning Committee _____ Date