

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on 31 October 2006 in the Council Chamber, 49 High Street, Polegate at 7.00 p.m.

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

No members of the press or public

The Chair welcomed committee members and sought agreement to the inclusion of an additional agenda item, SALC Planning Panel. This was agreed.

7302 Apologies

Apologies were received from Cllr. Barber.

7303 Declarations of interest

Cllr. Carter declared a non prejudicial interest in application no.

WD/2006/2867/F 1 Dymchurch Close, Polegate.

The committee as a body declared a non prejudicial interest in application no.

WD/2006/2794/F 15 St. John's Road, Polegate.

7304 Minutes of the meeting held on 19 September 2006

The minutes of the meeting held on 19 September 2006 were adopted as correct and signed by the Chair.

7305 Matters arising

There were no matters arising.

7306 Planning applications

WD/2006/2794/F 15 St. John's Road, Polegate. Single storey pitched roof rear extensions.

NO OBJECTIONS

WD/2006/2775/F 81 High Street, Polegate. Proposed change of use from shop to estate agents (A1 to A2).

OBJECTIONS:

1. Loss of retail outlet
2. There are already a sufficient number of existing Estate Agents in the High Street.

WD/2006/2867/F 1 Dymchurch Close, Polegate. Erection of conservatory at side.

NO OBJECTIONS but concern expressed that the conservatory has already been erected prior to determination.

WD/2006/2842/O Land at 23 Park Croft, Polegate. Erection of dwelling.

OBJECTIONS:

1. Overdevelopment
2. Out of character with the surrounding area
3. Out of keeping with the street scene
4. The proposed dwelling as shown on the illustration is forward of the building line

7307 Delegated Applications

WD/2006/2495/F 51 Greenleaf Gardens, Polegate. Side and rear extensions.

OBJECTIONS:

1. Overdevelopment
2. Loss of amenity for neighbouring property
3. Undesirable terracing effect

WD/2006/2648/F Units 15 & 16 Chaucer Industrial Estate, Dittons Road, Polegate. Erection of two storey extension to front to provide additional office accommodation.

NO OBJECTIONS

WD/2006/2749/F Guardian Court, Brookside Avenue, Polegate. To replace existing windows and doors with new white pvcu double glazed windows and doors. Fenestration has been changed to some window designs to improve operation of opening sashes and ventilation of flats.

NO OBJECTIONS

7308 Permissions:

WD/2006/2661/LDP Certificate of proposed use or development. 13 Sunstar Lane, Polegate.

WD/2006/2485/F Erect conservatory at side. 6 Levett Road, Polegate.

WD/2006/2264/F Proposed rear extension (existing conservatory to be removed). 77 Pevensey Road, Polegate.

WD/2006/2557/F Extension to front of semi-detached bungalow. 9 Northern Avenue, Polegate.

WD/2006/2224/F Loft conversion to existing bungalow. Two dormer windows to front, one to rear, demolition of existing prefabricated garage and erection of new permanent replacement. 29 Willow Drive, Polegate.

WD/2006/2442/F Demolition of existing garage and erection of new garage to the side of the property and a conservatory to the rear. 4 Levett Road, Polegate.

WD/2006/2193/F Single storey rear extension, conservatory and internal works. 22 Brightling Road, Polegate.

WD/2006/2194/F Single storey side extension and internal alterations. 17 Westfield Close, Polegate.

Refusals:

WD/2006/1416/MEA Outline permission for 2,200 homes together with 9000 sq.m. of employment (B1) development, two x one entry primary schools, a secondary school and associated community facilities together with open space, landscape and habitat creation areas with access, including the west of Polegate highway improvements, submitted in detail. Land at, and adjoining, Honey Farm, Eastbourne Road, Polegate together with land at, and adjoining, Bramley Farm, Bay Tree Lane, Polegate

WD/2006/1415/MEA Outline permission for 1000 homes together with 4,500 sq.m. of employment (B1) development, a one form entry primary school and associated community facilities together with open space, landscape and habitat creation areas with access, including the west of Polegate highway improvements, submitted in detail. Land at and adjoining Honey Farm, Eastbourne Road, Polegate.

WD/2006/2371/F Erection of 1.5 metre high brick wall to side. 24 Malcolm Gardens, Polegate.

7309 Correspondence

1. **Wealden Design Guide Meeting** - summary of key points - the document was well received by members and included helpful suggestions and information with regard to the planning process. It was agreed to request a copy of the proposed flow chart as it becomes available and if this is delayed to provide a 'in house' check list as an aide memoir for the planning committee.

As the first two meetings had been held in the north of the county it was agreed to request that the next meeting be held further south, possibly Hailsham.

2. **Extract from DCSSC** - previously circulated.
3. **LDF submission document** - for public comment - noted.
4. **Street naming** - new properties at Island Close House - it was agreed that the preferred street name is Nightingale Close.

7310 SWALC Planning Panel

Members were advised that SWALC were setting up different groups to include representation from town and parish councils. Cllr. Carter had been co-opted onto the management committee on behalf of the Town Council. Representation was also required on the planning group. It was therefore proposed, seconded and agreed by all that Cllrs. Harmer and Mrs Berry would jointly share the responsibility for attendance at the planning group meetings.

7311 Planning Updates and General Information

1. Members were advised that an Appeal had been lodged in respect of 77 Heron Ridge. However the Council had not objected to this application.
2. The press had reported that the South East Regional Assembly had received a grant of £170m for road improvements in the South East. It was noted that the Highways Agency were not aware of the grant. There appeared to be a proposal to spend £15 on road improvements between the A27 and Cophall roundabout but this was not connected with the Folkington link. However, the SEEDA website only reports improvements to the bus lane between Brighton and Portsmouth and the bypass for Chichester which will cost £137m - noted.
3. **65 High Street** - the internal alterations are currently being carried out but apparently the new shop frontage has been put on hold. There is also a problem with rubbish being dumped to the rear of the premises which is encouraging vermin. WDC have been informed and asked to clear the rubbish.