

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Thursday 31st October 2019 at 11.00am in the Council Chambers, 49 High Street, Polegate, East Sussex BN26 6AL

Present: Cllrs Mrs W Alexander, M Falkner, D Watts, Mrs M Piper, Mrs C Berry

Not present: - Cllr J Harmer

No members of public present

Minute No.	Subject/Resolution
12801	Opportunity for public comment None
12802	Apologies for absence Cllrs J Harmer
12803	Declarations of interest in any items on the agenda None
12804	Planning budget 2020/21 Councillors discussed the small sum set aside and agreed that it should stay, however the committee commented that due to lack of public interest in most of the plans, the majority of meetings would be held in the council chambers to avoid hiring the halls. The clerk was asked to use her discretion and she stated that she would consult with the committee on the size of the hall required, but would now generally only hold the meetings in the chambers unless it was deemed necessary. The committee commented on its disappointment in lack of public interest in plans, which were advertised, but only 4-5 people would attend. This would save on staff costs and time setting up the halls and the hiring costs. <u>It was resolved that the sum of £200 for the hire of halls for larger planning applications would be put forward into the budget for 2020/21. VOTE All in favour Cllrs Mrs W Alexander, M Falkner, D Watts, Mrs M Piper, Mrs C Berry</u>
12805	<u>Minutes of the meeting held on 5th August 2019</u> <u>It was resolved to accept the minutes of the planning meeting on 5th August 2019 VOTE All in favour Cllrs Mrs W Alexander, M Falkner, D Watts, Mrs M Piper, Mrs C Berry</u>
12806	Any other plans received prior to the meeting - notified to the public None
12807	Planning Applications None
12808	Delegated Applications <u>WD/2019/1456/F</u> – 16 BRIGHTLING ROAD, POLEGATE BN26 5DB – PROPOSED ALTERATIONS AND EXTENSIONS, INCLUDING ROOF EXTENSION TO PROVIDE FIRST FLOOR ACCOMMODATION WITH DORMERS AND JULIETTE BALCONY, REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR KITCHEN, AND CHANGE OF EXTERNAL MATERIALS. NO OBJECTIONS. <u>WD/2019/1716/F</u> – 10 OTTEHAM CLOSE, POLEGATE BN26 5AZ – SINGLE STOREY EXTENSION TO REAR WITH ASSOCIATED ALTERATIONS AND REPLACEMENT OF EXISTING GARAGE. NO OBJECTIONS.

[WD/2019/1635/F](#) – 22 WESTFIELD CLOSE, POLEGATE BN26 5NH – EXTENSION TO EXISTING GARAGE. NO OBJECTIONS.

[WD/2019/0467/MRM](#) – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 1 RESERVED MATTERS PURSUANT TO [WD/2016/0986/MAO](#) (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS) FOR 146 DWELLINGS (INCLUDING AFFORDABLE HOUSING).

OBJECTIONS: The Committee is mindful of the fact that this is a 'Reserved Matters' application, but wishes to reiterate its objections as notified to Wealden District Council on the 4th April:

Strongly disagreed with the Local Highway Authority conclusion that traffic impact is acceptable. The roads around that area are already gridlocked at peak times and busy at other times. Councillors know residents and road users do not find the current traffic flow as acceptable and are against further unsustainable development.

The planning statement conclusion states the development is 'acceptable in terms of appearance, layout, landscaping and scale'. Again, this is acceptable to the developers but as neighbours' letters point out is totally unacceptable to people who live in the area.

The Site Drainage summary point number 3.54 states 'flood risk to and from the site following development is not increased'. The pages of data provided fail to state the common sense conclusion that water does not soak away through concrete, roads etc whereas it will soak away through fields and countryside. This summary acknowledges that a flood risk exists as stated in their sentence where they indirectly state the flood risk remains though wrongly claim it won't increase with this massive building development.

The local area does not have the infrastructure for this development.

Pollution levels are already very high, this will add to pollution.

The crime rate is on the increase, more development increases the likelihood of crime increasing with no or little police presence available.

Public rights of way and remaining countryside are under threat.

The Committee also wishes to reiterate its objections as laid out in the minutes of the Planning Committee of 8th July 2019, as follows:

The application was discussed in detail including concerns over discrepancies in the parking allocation; one document stated 314 demand and another that 323 was the provision. There were also concerns that flat owners were not allocated spaces and this was considered to be discriminatory. It was noted that spaces were so tight that manoeuvrability could be an issue, tandem spaces may be inaccessible. For larger vehicles, the turning heads were not very large. If emergency service vehicles tried to access, there could be problems if there were no obstructions on the current access as cars were

allowed to park there, and there would be a fair chance that vehicles will be parked in the way. The committee noted the Highways response on 24th June 2019 had objections on many grounds and concurred with these.

Flood risk was also discussed (condition 15 flood risk, 17 surface water drainage and 18 drainage maintenance) where information was lacking regarding details on the construction of a strategic drainage network and basins located outside of the phase 1 boundary. There was also no phase construction plan. The development as it stands would discharge water off into the Pevensey and Cuckmere Water Level management board area. The submitted calculations, show flooding at several locations and there is no evidence in the application of how the volumes of water would be managed on site, without it causing flooding to surrounding off site areas. No consideration has been given for any climate change, or storm event. The plans fail to meet the requirements to assess its acceptability in flood risk terms. It is very close to the South Downs National Park (SDNP), light pollution on the night sky could be an issue for the environment. (SDNP is one of two dark skies locations designated in the whole of the country). Light pollution is likely to affect nocturnal animals. The site is only 1km from Willingdon Down, which is a site of special scientific interest (SSSI). The development is likely to impact on protected species (some are on the endangered list) and local wildlife, which it was felt the council should be doing what it could to protect, before the area lost all of its green spaces.

There were also severe concerns over the local highway network, it was felt that it would not cope with the additional traffic as the roads were already gridlocked at most times of the day, and this development would only add to the problems. The lead local flood authority had not given any approval at the time of the meeting. The view of the countryside officer was that it was unlikely that Southern water would adopt the new on-site surface water drainage system (SUDS). The committee considered that they had previously objected 3 months ago to the traffic impact and that the town council had objected to the planning statement that the development was acceptable as it was clear that it was not acceptable to the neighbours as there were many neighbour objections which did not consider that it was a suitable site. The local area as a whole doesn't have the infrastructure required and pollution levels are already high. (Eastbourne has one of the highest levels of pollution and over the WHO [World Health Organisation] limits). Crime rates were on the increase and as many new developments seem to increase the levels of crime in an area, with very little or no police presence. It was also mentioned that public rights of way and countryside were under threat if this development was to go ahead.

It was mentioned and noted that Pevensey and Cuckmere water level management board has made objections to the latest plans. (The applicant has failed to meet its requirements to assess its acceptability in flood risk terms.) It was also noted that Highways had made objections to the plans as it stands, as it also required further information. There were concerns over congestion and that the traffic could not go out across the railway towards Dittons Road.

A Councillor said they had objected to this application from the beginning, and their views had not changed. The extra traffic, increased pollution from extra cars, the loss of wildlife habitat and the detrimental effect on the South Downs National Park and their Dark Skies designation is a disaster for the local area. Many objections have already been pointed out to Wealden District Council. The Councillor expressed disappointment that the view of local residents, who unfortunately will have to live with the outcome of this, do not seem to matter.

A Councillor noted that the Planning Committee at Wealden has approved these developments despite the vast number of objections and concerns from local residents. These concerns re flooding risk, infrastructure, traffic issues, environmental impact, loss of

open space, and pollution have been raised many times. The Councillor recognised that matters are now past that stage of the planning process and are now into reserved matters. Bearing in mind that Wealden have their reasons for approving the applications and consider these to be of higher priority to that of the local population, the Councillor stated that they remain opposed to these building developments.

[WD/2019/1685/MRM](#) - BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION [WD/2016/0986/MAO](#) (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS) FOR OPEN SPACE AND LANDSCAPING, SPORTS PITCHES, SPORTS PAVILION AND SUSTAINABLE URBAN DRAINAGE SYSTEM.

OBJECTIONS – These reserved matters relate to the same proposed development as [WD/2019/0467/MRM](#). The Planning Committee reiterates its objections as above.

[WD/2019/1826/F](#) – 34 CENTRAL AVENUE, POLEGATE BN26 6HA – REMOVAL OF EXISTING SIDE GARAGE, REMOVAL OF EXISTING EXTENSION, ENLARGEMENT OF EXISTING FRONT PORCH AND CREATION OF NEW SIDE AND REAR EXTENSION. NO OBJECTIONS.

[WD/2019/1828/F](#) – QUEENS VILLA, DITTONS ROAD, POLEGATE BN26 6JA – REMOVAL OF GARAGE. PROPOSED DOUBLE STOREY EXTENSION AND FRONT ROOF ALTERATIONS. NO OBJECTIONS.

[WD/2019/1762/F](#) – 70 STATION ROAD, POLEGATE BN26 6ED – ERECT A SINGLE STOREY REAR EXTENSION. NO OBJECTIONS.

[WD/2019/2089/FR](#) – 29 BROOK STREET, POLEGATE BN26 6BH – RETROSPECTIVE APPLICATION FOR THE APPROVAL OF GARDEN BUILDING. NO OBJECTIONS, but a Councillor commented that the garden building is to be used as a store and office, and assumes that noise levels would not be of concern unless there were to be change of use to a workshop in the future. In this event noise levels might become an issue. A Councillor asked what the building was actually to be used for, and felt that conditions should be placed on its use, stating it is not to be used for business but only as a garden amenity.

[WD/2019/1988/MRM](#) – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 2 RESERVED MATTERS RELATING TO THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF 244 DWELLINGS, INCLUDING AFFORDABLE HOUSING, PURSUANT TO OUTLINE PERMISSION [WD/2016/0986/MAO](#) (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM; AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS). OBJECTIONS – A Councillor welcomed the fact that some smaller houses are planned for the site, but nevertheless opposed the development. A Councillor noted that the Planning Committee at Wealden has approved these developments despite the vast volume of objections. These concerns re flooding risk, infrastructure, traffic issues, environmental impact, loss of open space and pollution have been raised many times. The Councillor recognised that matters are now past that stage

	and are now into reserved matters. Bearing in mind that Wealden have their reasons for approving the applications and consider these to be of higher priority to that of the local population, the Councillor stated that they remain opposed to these building developments. <u>WD/2019/2133/F</u> – 59 DOVER ROAD, POLEGATE BN26 6LF – PROPOSED SINGLE STOREY REAR EXTENSION. NO OBJECTIONS. <u>WD/2019/1906/F</u> – 1 WANNOCK DRIVE, POLEGATE BN26 5DY – ERECTION OF SINGLE STOREY BAY WINDOW EXTENSION TO FRONT OF PROPERTY; ERECTION OF SINGLE STOREY PORCH TO FRONT OF PROPERTY. ERECTION OF SINGLE STOREY GLAZED CONSERVATORY TO REAR. REPLACEMENT OF FRENCH DOORS AND GLAZING WITH BI-FOLD DOORS TO REAR. NO OBJECTIONS. <u>WD/2019/1696/LDE</u> – LAND SOUTH OF OTHAM COURT LANE, POLEGATE BN26 6QS – USE OF LAND AS D2. NO OBJECTIONS, but one Councillor asked that conditions be placed on the use of the land, stating that it is for family use only and not to in any way become a commercial operation. Noted by all present
12809	Planning decisions by Wealden District Council – for information only <u>WD/2019/1109/F</u> – DOWNSVIEW, DITTONS ROAD, POLEGATE BN26 6HS – DEMOLITION OF EXISTING GARAGES. PROPOSED TWO STOREY FRONT, SIDE AND REAR EXTENSIONS, FIRST FLOOR EXTENSIONS AND SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 21ST AUGUST 2019. <u>WD/2019/0982/F</u> – 7 OTTEHAM CLOSE, POLEGATE BN26 5AZ – PART RETROSPECTIVE APPLICATION FOR AN EXTENSION TO THE REAR, SMALL SIDE EXTENSION TO THE FRONT TO CREATE AN ENSUITE, THE CREATION OF NEW PORCH, AND SUMMER HOUSE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND AUGUST 2019. <u>WD/2019/1370/F</u> – LAND TO THE REAR OF 7 SAYERLAND ROAD, POLEGATE BN26 6NU - DEVELOPMENT OF 2 NO. CHALET BUNGALOWS WITH ACCESS FROM HONEYCRAG CLOSE. REFUSED BY POLEGATE TOWN COUNCIL ON 27TH AUGUST 2019. <u>WD/2019/1311/F</u> – BRAMLEY FARM, BAY TREE LANE, POLEGATE BN26 6QN – SCHEME TO CONVERT A FORMER DAIRY BUILDING TO 3 NO. DWELLING HOUSES (RE-SUBMISSION OF <u>WD/2018/1071/F</u>). REFUSED BY WEALDEN DISTRICT COUNCIL ON 29TH AUGUST 2019. <u>WD/2019/1124/F</u> – 10 MAPLELEAF GARDENS, POLEGATE BN26 6PD – ERECT PORCH AT FRONT OF PROPERTY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 6TH SEPTEMBER 2019. <u>WD/2019/1716/F</u> – 10 OTTEHAM CLOSE, POLEGATE BN26 5AZ – SINGLE STOREY EXTENSION TO REAR WITH ASSOCIATED ALTERATIONS AND REPLACEMENT OF EXISTING GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH SEPTEMBER 2019. <u>WD/2019/1456/F</u> – 16 BRIGHTLING ROAD, POLEGATE BN26 5DB – PROPOSED ALTERATIONS AND EXTENSIONS, INCLUDING ROOF EXTENSION TO PROVIDE FIRST FLOOR ACCOMMODATION WITH DORMERS AND JULIETTE BALCONY, REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR KITCHEN, AND CHANGE OF

	EXTERNAL MATERIALS. REFUSED BY WEALDEN DISTRICT COUNCIL ON 19TH SEPTEMBER 2019. WD/2019/1635/F – 22 WESTFIELD CLOSE, POLEGATE BN26 6EJ – EXTENSION TO EXISTING GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 25TH SEPTEMBER 2019. WD/2019/0467/MRM - BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 1 RESERVED MATTERS PURSUANT TO WD/2016/0986/MAO (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS) FOR 146 DWELLINGS (INCLUDING AFFORDABLE HOUSING). APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH SEPTEMBER 2019. WD/2019/1826/F – 34 CENTRAL AVENUE, POLEGATE BN26 6HA – REMOVAL OF EXISTING EXTENSION, ENLARGEMENT OF EXISTING FRONT PORCH AND CREATION OF NEW SIDE AND REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH OCTOBER 2019. Noted by all present
12809	Other planning items None

The meeting closed 11.12 am Chair of Planning Committee _____ Date _____