

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 3rd April 2018 at 7.30pm
Council Chambers 49 High Street, Polegate, BN26 6AL**

Present: Cllrs Mrs W Alexander, Mrs M Piper, D Dunbar, B Goodwin, Ms A Snell (5)

Not present: D Watts M Falkner (2)

No members of public

Minute No.	Subject/Resolution
12313	Opportunity for public comment None
12314	Apologies for absence M Falkner, D Watts
12315	Declarations of interest in any items on the agenda None
12316	Minutes of the meetings held on 19th February 2018 It was resolved that the minutes of the 19 th February 2018 were an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Dunbar, B Goodwin, Ms A Snell
12317	Any other plans received prior to meeting - notified to public. None
12318	Planning Applications WD/2018/0449/F – 5 WESTERN AVENUE, POLEGATE BN26 6EP – PROPOSED EXTENSIONS TO FRONT AND REAR ELEVATIONS AND CONVERSION OF OUTBUILDING INTO SELF CONTAINED DWELLING AND ASSOCIATED WORKS. The application was discussed in detail. It was resolved to submit the following objections and comments Councillors noted that part of the elevation is flat roofed and the side wall of the proposed extension has been moved around 1m inwards and the kitchen door. The first floor is still in councillors' opinion unsuitable as it is very close to neighbouring properties. The previous applications have already been considered by both PTC as consultees and WDC and have all been refused on grounds of overdevelopment. This application does not mitigate the overlooking, overshadowing and overdevelopment issues. Living accommodation for the proposed building is still too close to neighbouring properties. Noise would still be an issue and the privacy of the neighbours both sides would be seriously encroached upon in an unsatisfactory way. The current building as it stands was originally to be used for

vehicles only and subsequently was only approved for use as a storage facility for a charity. The owner at the time (current) promised that it would be never be converted to a dwelling. The WD/2012/1002/F was misleading as it showed the building within a spacious area when this was not the case, as neighbouring properties are very close. An enormous garage with a high roof was the result.

The appearance and elongated shape of the proposed building would not be appropriate for the environment.

It is purely designed to be crammed into a small space and this is overdevelopment.

A previous application to convert the upper area of the garage into a play space was refused in 2012. With regards to living accommodation, nothing has changed as there remain close neighbouring buildings on either side of what was supposed to be a garage and store only. (For a charity)

Councillors have asked that neighbours letters from all previous applications be taken into account, as they have consistently opposed the overdevelopment of the garage.

The area is only suitable for vehicular use as per the original approved application in 2005 (WD/2005/3301/F)

The committee noted that on the planning history, application WD/2017/1990/F has been listed and was submitted in both December and February.

The Committee reiterate that not only is this overdevelopment, but the speed at which applications are being resubmitted is likely to be causing the elderly and disabled neighbours a great deal of stress.

The committee asked if there was a time period before a new application can be submitted for what is essentially the same application with minor variances.

The committee also asked if there was a possibility of applicant to be asked to submit what was effectively tracked changes (i.e. what has actually changed on an application compared to previous ones?)

12319	Delegated decisions <u>WD/2017/2928/F</u> – 105 BRIGHTLING ROAD, POLEGATE BN26 5AX – SINGLE STOREY SIDE AND REAR EXTENSION. NO OBJECTIONS. <u>WD/2018/0282/FR</u> – 1 LEVETT CLOSE, POLEGATE BN26 6LR – RETROSPECTIVE APPLICATION FOR ERECTION OF PURPOSE BUILT GARAGE AND FENCE. NO OBJECTIONS. <u>WD/2018/0014/F</u> – 31 HYPERION AVENUE, POLEGATE BN26 5HT – REAR EXTENSION. NO OBJECTIONS. <u>WK/201713986</u> – BRAMLEY FARM, BAY TREE LANE, POLEGATE BN26 6QN – LICENSING APPLICATION FOR EVENT. NO OBJECTIONS. <u>WD/2018/0183/F</u> – 2 WINDSOR WAY, POLEGATE BN26 6QA – SINGLE STOREY EXTENSION TO SIDE AND REAR ELEVATIONS AND ASSOCIATED ALTERATIONS. NO OBJECTIONS. <u>WD/2018/0334/F</u> – 33 MANOR WAY, POLEGATE BN26 5AT – CONSTRUCTION OF EXTENSION TO REAR ELEVATION. NO OBJECTIONS. <u>WD/2017/2261/MAJ</u> – LAND AND BUILDINGS AT NATEWOOD FARM, POLEGATE ROAD, HAILSHAM BN27 3PH – PROPOSED DEMOLITION OF EXISTING FORMER FARM BUILDINGS AND REMOVAL OF PHOTOVOLTAIC SOLAR ARRAY INSTALLATION AND CONSTRUCTION OF COMMERCIAL UNITS (B1) AND STORAGE AND DISTRIBUTION (B8), WITH REPLACEMENT ROOF MOUNTED SOLAR ARRAY. NO OBJECTIONS. However, one Councillor asked that the conditions suggested by Wealden District Council’s Engineer/Countryside Officer be implemented. <u>WD/2017/2943/MAJ</u> – PREMIER INN, HAILSHAM ROAD, POLEGATE BN26 6QL – ERECTION OF A TWO-STOREY HOTEL ANNEXE (USE CLASS C1). RECONFIGURATION AND EXTENSION OF THE CAR PARK. MODIFICATION TO THE COPHALL FARM ENTRANCE FROM BAY TREE LANE. INSTALLATION OF A PLANT ENCLOSURE CONTAINING 4 NO. AC UNITS. NO OBJECTIONS. However, one Councillor queried whether a watercourse runs directly under the proposed new build. Two Councillors commented that there is contradictory information regarding drainage – one document states that drainage will be into a pond, and another that the building will be connected to a main sewer. The Councillors also suggested that a full flood risk assessment should be carried out. One Councillor commented that pollution from increased vehicle movements might affect Ashdown Forest. <u>WD/2018/0441/F</u> – 10 MAPLELEAF GARDENS, POLEGATE BN26 6PD – ERECT PORCH AT FRONT. NO OBJECTIONS. <u>WD/2018/0394/F</u> – 57 PEVENSEY ROAD, POLEGATE BN26 6HP – ERECT SINGLE STOREY EXTENSION AT REAR AND AT FRONT. NO OBJECTIONS. <u>WD/2018/0504/F</u> – 42 BRIGHTLING ROAD, POLEGATE BN26 5AU – EXTENSION FROM HIPPED ROOF TO GABLE AND FORMATION OF DORMER. NO OBJECTIONS.
12320	Planning decisions by Wealden District Council – for information only <u>WD/2017/1990/F</u> – 5 WESTERN AVENUE, POLEGATE BN26 6EP – CONVERSION OF OUTBUILDING INTO SELF-CONTAINED DWELLING

	WITH FRONT AND REAR EXTENSIONS AND ASSOCIATED WORKS. REFUSED BY WEALDEN DISTRICT COUNCIL ON 9TH FEBRUARY 2018. WD/2017/2161/F – 12 HIGH STREET, POLEGATE BN26 5AA – CHANGE OF USE OF THE GROUND FLOOR TO A3 WITH HOT FOOD AND INSTALLATION OF EXTRACTION EQUIPMENT IN KITCHEN AND CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO ONE BEDROOM DWELLING FOR THE OCCUPANCY OF THE APPLICANT AND REPLACEMENT OF SHOP FRONT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8TH FEBRUARY 2018. WD/2017/2821/F – ‘WOODCOTE’, WANNOCK ROAD, POLEGATE BN26 5EA – REAR ADDITION AND REBUILDING OF ENTRANCE PORCH. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH FEBRUARY 2018. WD/2017/2861/F – 11 ST JOHNS ROAD, POLEGATE BN26 5BN – SINGLE STOREY REAR EXTENSION AND RESTORATION OF ORIGINAL PORCH FEATURES. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8TH FEBRUARY 2018. WD/2017/2851/AI – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – INSTALLATION OF REPLACEMENT ILLUMINATED AND NON-ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING. APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH FEBRUARY 2018. WD/2017/2808/F – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – ERECTION OF DWELLING WITH PARKING. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 5TH MARCH 2018. WD/2017/2725/FR – POLEGATE ROYAL BRITISH LEGION CLUB, 27 VICTORIA ROAD, POLEGATE BN26 6DB – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF A SMALL NON-ENCLOSED SMOKING SHELTER TO COVER PAVED AREA. REFUSED BY WEALDEN DISTRICT COUNCIL ON 6TH MARCH 2018. The committee commented that they had no objections to this retrospective application and it was likely to be resubmitted and that the committee may say that they are in favour of the application if they wish. WD/2018/0172/F – 65 ST JOHNS ROAD, POLEGATE BN26 5BT – REPLACEMENT OF EXISTING BRICK-BUILT PLATFORM TO THE REAR OF THE DWELLING WITH WOODEN VERANDA (PART COVERED). ERRCTION OF WOODEN GARDEN BUILDING WITH PITCHED ROOF IN REAR GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH MARCH 2018.
12321	Planning Updates None

The meeting closed at 7.53 pm

Chair of Planning Committee _____ Date