

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 3rd October 2017 at 7.30pm
Polegate Free Church, High Street, Polegate, BN26 6AE**

Present: Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, Ms A Snell (5)

Not present: - D Dunbar, B Goodwin (2)

4 members of public including one of the landowners Mr Vine.

Minute No.	Subject/Resolution
12169	Opportunity for public comment Three members of the public spoke including one of the landowners. Details have been inserted under the planning application section of the minutes.
12170	Apologies for absence Cllrs D Dunbar, B Goodwin
12171	Declarations of interest in any items on the agenda None
12172	Minutes of the meetings held on 3rd August 2017 It was resolved that the minutes of the 3rd August 2017 were an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, Ms A Snell
12173	Any other plans received prior to meeting - notified to public. WD/2017/2116 20 Nursery Close, Polegate It was resolved to submit no objections to the application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, Ms A Snell
12174	Planning Applications WD/2017/1942/MEA – MORNINGS MILL FARM, EASTBOURNE ROAD, WILLINGDON BN20 9NY – OUTLINE APPLICATION WITH ALL MATTERS RESERVED, EXCEPT FOR THE MEANS OF ACCESS FROM EASTBOURNE ROAD, FOR THE COMPREHENSIVE DEVELOPMENT OF A MIXED-USE URBAN EXTENSION COMPRISING UP TO 1,100 DWELLINGS INCLUDING AFFORDABLE HOUSING, 8,600 SQ. M. OF EMPLOYMENT FLOORSPACE, MEDICAL CENTRE, PRIMARY SCHOOL, COMMUNITY CENTRE, RETAIL, PLAYING FIELDS, CHILDREN’S PLAY SPACE, ALLOTMENTS, AMENITY OPEN SPACE, INTERNAL ACCESS ROADS, CYCLE AND FOOTPATH ROUTES, AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE. The application was discussed in great length and the applicant and two other members of the public were permitted to speak. A resident commented on the serious concerns of traffic issues on an already over stretched infrastructure. He stated that the additional houses would be likely to increase the traffic levels by around 1000 extra car journeys once the development was complete.

A resident and activist who was against a nearby plan commented that although she was more in favour of the original 700 rather than the 1100 houses, the development would bring much needed amenities and she felt that this could reactivate the High Street and town centre. She stated that the amenities that were being offered (which the landowner had no obligation to provide) were persuasive.

The applicant explained the overall scheme and the intention of the landowners to provide much needed housing and community facilities, including a community centre, which was planned to be kept in the flint barn. He emphasised the need to keep both the heritage of the farm and the area and explore the possibilities of keeping as many trees and hedgerows to make the development have the feel of "living on a farm". He stated that he had concerns about the traffic and had suggested a roundabout to keep traffic flowing rather than a set of lights. Overall, he emphasised the landowners desire to make the development the best it could be and still provide much needed housing and make the development viable financially. He commented that the developed if approved would be carried out in phases and it was likely to be 15 years before the whole development was complete.

Cllrs commented on the pollution and the outstanding detail of the Ashdown Forest surveys.

The applicant stated that until the results were known (and they were expected around December or later), it was not possible to detail any mitigation.

Cllrs also stated they had concerns about the nearby Pevensey levels and flood risk issues.

Cllrs asked about the archaeological expectations of the site. The applicant stated that a 14th century silver spoon had been found on the land in the past so there was a possibility that some areas would have some artefacts.

Cllrs stated that there were major concerns about the sewerage constraints, as the applicant had 1100 houses on the application although only 700 were provided for in the core strategy.

The landowner was asked why the houses were increased from the approved 700 to 1100, he responded that it was mainly for viability reasons and the housing need. Even with the additional the density of housing was very low.

A Cllr stated that Polegate Town Council would receive very little CIL funding.

A Cllr commented on the serious concerns that if the doctors' surgeries moved, the High Street would face even more issues.

The main areas of concern were listed as:

The risk of flooding on the site

The site's effect on the pollution, congestion and contamination.

	The protected habitats as there were many species on the vast site. The transport assessment, there was a lot of data and no conclusions as to delays on the traffic flow. There were also issues in the safety audit. The archaeological monitoring, which would need further work before any development took place. The vast numbers (107) of 4 + bedroomed houses which would not provide property for the younger generation who would not be able to buy them. The expected number of vehicles (around 2500) for a development with 1100 houses. Cllrs commented that the A27 was in dire need of improvement before any development. The outcome of the Ashdown forest was not expected and so no one could assess what the impact of the development would be. Cllrs commented that although the medical centre was much needed there were concerns over the impact it would have on the High Street and whether that would be negative. Cllrs were concerned that although there are plans to improve the junctions, this would not solve the issues that would happen with the high housing numbers on the development. A Cllr commented that although he understood the financial viability of the scheme may depend on the number of larger housing, he queried the low numbers of housing being provided for young people who struggled to purchase a property. Cllrs commented that although it was intended for people to walk into town, the estates in Ditton's road had shown that people didn't come into town and they travelled to either Hailsham or Eastbourne and most used their cars. A Cllr asked what would happen if the development was refused. The landowner said it was likely to stay as fields and none of the development would go ahead. A councillor commented that she would be in favour but there was no enough evidence in front of her that these issues had been or would be addressed. It was resolved to submit no objections to the application but to add all of the above comments with the response to Wealden District Council. VOTE 2 for Cllrs Mrs W Alexander, D Watts 2 against Cllrs Mrs M Piper, M Falkner 1 abstention (Cllr Ms A Snell Casting vote by chairperson 1 in favour. Motion carried.
12175	Delegated Applications – already submitted <u>for information only</u> WD/2017/1557/MRM – LAND TO THE NORTH OF DITTONS ROAD, POLEGATE- RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2010/2255/MEA (MIXED USE – EMPLOYMENT AND DWELLINGS) FOR 16 COMMERCIAL UNITS. NO OBJECTIONS. WD/2017/1769/F – WESTBOURNE LODGE, DITTONS ROAD, POLEGATE BN26 6HS – SINGLE STOREY EXTENSION TO FRONT, FIRST FLOOR

	EXTENSION TO THE REAR AND ASSOCIATED ALTERATIONS. NO OBJECTIONS. WK/201706527 – LICENCE - LIDL, DITTONS ROAD, POLEGATE BN26 6HY – APPLICATION FOR SALE OR SUPPLY OF ALCOHOL. NO OBJECTIONS WD/2017/1695/FR – 2 ELM COURT, WALNUT WALK, POLEGATE BN26 5AG – RETROSPECTIVE – REPLACEMENT OF WOODEN WINDOW FRAMES WITH UPVC WINDOWS. NO OBJECTIONS. WD/2017/1917/F – 17 GREENLEAF GARDENS, POLEGATE BN26 6PB – SINGLE STOREY REAR EXTENSION WITH ROOM IN THE ROOF AND DORMERS TO FRONT AND REAR. NO OBJECTIONS. WD/2017/1838/FA – BAY TREE FARM, BAY TREE LANE, POLEGATE BN26 6QN – VARIATION OF CONDITION 4 AND 6 OF WD/2014/2265/F (CHANGE OF USE OF PART OF UNIT 4 FROM B1 (LIGHT INDUSTRIAL) TO MOT TEST BAY) AND RETROSPECTIVE APPROVAL FOR THE STATIONING OF STORAGE CONTAINERS AND SCAFFOLDING YARD. NO OBJECTIONS. WD/2017/2006/FR – 81 HIGH STREET, POLEGATE BN26 6AE – RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM A2 (ESTATE AGENT) TO SUI GENERIS (NAIL BAR). NO OBJECTIONS. WD/2017/1923/F – 101 STATION ROAD, POLEGATE BN26 6EB – CONVERSION OF A1 SHOP AND FLAT TO FORM SINGLE DWELLING. GROUND FLOOR EXTENSIONS TO REAR. ALTERATIONS TO FRONT ELEVATION AND ERECTION OF BOUNDARY WALL AND PIERS. NO OBJECTIONS. WD/795/CM – COPHALL WOOD, HAILSHAM ROAD, POLEGATE BN26 6RF – REPLACEMENT AND RELOCATION OF SITE OFFICE, RECEPTION AND STAFF FACILITIES AND ANCILLARY DEVELOPMENT. NO OBJECTIONS. Noted by all present
12176	Planning decisions by Wealden District Council – for information only WD/2017/1214/F – 8 GOSFORD WAY, POLEGATE BN26 6DS – ERECTION OF DETACHED GARAGE WITHIN GARDEN OF DOMESTIC DWELLING HOUSE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 26TH JULY 2017. WD/2017/1375/F – 4 HYPERION AVENUE, POLEGATE BN26 5HU – LOFT CONVERSION WITH REAR DORMER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND AUGUST 2017. WD/2017/1267/F – 12 ALBERT ROAD, POLEGATE BN26 6BS – PROPOSED SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH AUGUST 2017. WD/2017/1334/F – 13 EASTERN AVENUE, POLEGATE BN26 6HF – LOFT CONVERSION, INCLUDING REAR DORMER AND 'HIP-TO-GABLE' EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH AUGUST 2017. WD/2017/1363/F – 71 GREENLEAF GARDENS, POLEGATE BN26 6PQ – FIRST FLOOR SIDE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 21ST AUGUST 2017.

	<u>WD/2017/1418/FR</u> – UNITS 15 & 16, CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – RETENTION OF STORE AND NEW CAR PARK. APPROVED BY WEALDEN DISTRICT COUNCIL ON 5TH SEPTEMBER 2017. <u>WD/2017/1503/F</u> – 24 CENTRAL AVENUE, POLEGATE BN26 6HA – SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 5TH SEPTEMBER 2017.
12177	Planning budget proposals 2018/19 It was resolved to put forward £200 to full council for the budget. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, Ms A Snell

The meeting closed at 8.37pm

Chair of Planning Committee _____ Date