

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 6th February 2017 at
7.30pm Council Chambers 49 High Street, Polegate, BN26 6AL**

Present: Cllrs Mrs W Alexander, Mrs M Piper, D Watts, B Goodwin, Martin Falkner (5)

Not present: - T Bennett (1)

67 members of public (including Cllr D Dunbar, S Shing)

Minute No.	Subject/Resolution
11969	<i>The chair varied the order of the agenda so that the public could speak on the Little Shepham application.</i> <i>Standing orders were suspended.</i> Opportunity for public comment The chair of Planning welcomed the public and invited those who had put their names down to speak. Mr H commented on the pressures that another local development had caused and the infrastructure that had been promised, which had still not materialised. He commented on the dangers of the roundabout at Dittons Road, including the recorded accidents and the near misses that he knew about. He suggested that an access road either from the LIDL site across the back of the new estates or directly off the bypass were considered. He commented on the bungalows in this area and that the new estates proposed housing was not in keeping with the surrounding area from the access. He stated that many of the residents of the new Mill estate could not park near their own houses through lack of sufficient parking and these were already parking along Shepham Lane and walking to their houses. Commuters also parked along there. 108 houses would inevitably have around 200+ cars which would need to go up Shepham Lane from Dittons Road or Levett Avenue, both roads were not sufficiently wide enough to accommodate this amount of traffic with cars parked there. He commented on the loutish behaviour from the new estate and the large amount of litter that was also generated. He stated that the Mill had been sold on the fact that it was planned to be more rural and in keeping with the surrounding area, and this simply hadn't happened. Three story blocks had been built and the nearby properties are all bungalows. He agreed that more housing was needed and the development would probably go ahead but insisted that a different access road be considered due to the dangers. Mrs F stated that she agreed with the comments made previously and would add that as her previous profession of a community nurse she could personally confirm that the roads were almost impossible to pass during peak times and this had made her resign from that job. She also commented that the local hospital was at breaking point now and although

the area had been promised a new medical centre this had also not materialised and many people were going to A&E as they couldn't wait to see their GP as their waiting times were so long. She felt that Polegate had had its fair share of housing and it was time to stop until the appropriate infrastructure was in place to be able to deal with all the new residents. (in particular doctors' surgeries and hospital issues).

Mr L of Shepham Lane commented that the traffic could not be accommodated in the small lane that was proposed and the construction traffic would have real difficulties as was shown when the road had been used temporarily to go around the burst water pipe. The traffic had found it very difficult to pass and a tanker to empty the proposed on site package treatment works would simply not be able to get through. He said that he was seriously concerned about the crossing of the Cuckoo trail at that exact point as that was where children crossed, horse riders and dog walkers all used that area frequently and crossing the road there took people down towards the next part of the Cuckoo trail. He also commented about his concerns about the sewerage and where and when the connection would take place.

Mr C commented that in 2006 this had been raised before and it was fought as an inappropriate access. He stated that the doctors were struggling to deal with the capacity then and now it was very difficult to get appointments. The shops were not being supported in the High street and there was nothing to attract the first time buyer. The local hospital was struggling to cope and was and continued to be in special measures. Hindsland was likely to come forward and this was not expected to be around 100 houses and still no guarantee of a school.

Mr F commented that he had lived in Polegate and supported all the other comments. He stated that the access was not the right place and had a lane, a road and two other roads plus a pedestrian walk (Cuckoo trail) and a bridal path all converging, the thought of construction traffic or estate traffic adding to that was bound to cause serious issues. The Polegate Movement and Access strategy refers to 1350 houses in the Polegate area, this was in excess of the houses needed for this area and the infrastructure simply could not cope particularly the roads and the doctors. He commented on the noise assessments and stated there would be issues with noise disturbance and pollution from the construction and access to the site. Previous promises of the infrastructure had never materialised and everything was now at breaking point. Enough was enough.

Ms P stated that she was seriously concerned about the construction traffic as the roads surrounding the area were small and could not easily accommodate the traffic with parked cars and it was likely that cars would be damaged.

The chair commented that as the residents' representatives they would be putting forward their comments to Wealden and explained the process with Greenleaf and the outcome of the objections. She explained that housing numbers and Wealden's changed roles would mean the

application was probably going to be approved by Wealden but it was important to put the comments forward for consideration. She stated that the local MP although good had only really commented that without a Neighbourhood development plan it was difficult to oppose applications. She confirmed that the town council was in the process of working on one at present.

A councillor commented that the committee would go to Wealden as with the other application and put a strong case against the application.

A councillor commented that although there were 231 car parking spaces it was likely that many more would be needed for a development of this size. He agreed that the access was far too narrow as it was a lane not a road. He agreed that the roundabout at Dittons was dangerous in its present form as people didn't see the Shepham lane exit and just looked at the Mill exit. He stated that he felt it was a higher risk of a fatality and that speed watch already carried out in that area had shown that cars were frequently speeding in that area. He agreed there would be noise and pollution and it was likely to have an increase in anti-social behaviour. He had already witnessed litter in gardens and the lack of the infrastructure which had been promised so many times along with the problem with school places, GPs accessibility dentists had brought the town to breaking point. He also commented that although the package treatment works had been suggested it was not a sustainable solution and whilst being promised more sewerage capacity it was unclear when this would actually take place and where would the fresh water come from? There would be no land left if everyone kept building on it. He stated that the landscape and rural character of the town was being diminished and the wildlife too and it was turning into an urban sprawl. He stated that he had serious concerns on whether a fire engine would be able to access these areas with parked cars in the way and commented also that it would end up that the whole fields either side would end up built on too.

A councillor commented that she had concerns about the sewerage treatment works and the RAMSAR site. She stated that although the developers had carried out ecology surveys and had planned to keep many of the trees and move the slow worms and bats hedgerows were still being lost and more green land was being built on. She said that there are plans for a medical centre and this is coming forward but it was not clear when that would be. She stated that she was not happy with the access as it crossed the well-used cuckoo trail and agreed that access from the bypass or around the back may be the answer. She commented that from her experience of defending the Greenleaf application it was likely to be passed by Wealden.

Another member of the public was allowed to speak

She stated that the Government and Wealden were encouraging more exercise and getting in the fresh air and yet they were constantly damaging the countryside preventing people from doing so. She stated that kids walked to school safely along the cuckoo trail and it would not be safe for them to do so either when the construction traffic were there or if the access was there. She stated that she felt if this was going to be built a proper access road off the bypass was needed and urged them to leave the cuckoo trail alone and safe for people to use. Bicycles also used the cuckoo trail and then cycled down to access the next part

	A councillor urged people to write to Wealden about the application and make their points to them, the lack of hospital facilities and doctors, parking issues etc. A councillor commented that Wealden often found themselves in a place where to refuse meant losing control of the site but to approve meant that conditions and control could be maintained. He explained the refusal process to those present. A resident commented that she had heard that two fields had been gifted to dog walkers in a covenant and wanted to find out where these were. The chair asked the clerk to look into this.
11970	Apologies for absence Cllrs T Bennett (personal)
11971	Declarations of interest in any items on the agenda None
11972	Minutes of the meetings held on 3rd October 2016 and 21st October 2016. It was resolved that the minutes of the 3rd October 2016 and 21st October 2016 were accurate representations of the meetings and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, B Goodwin, Martin Falkner
11973	Any other plans received prior to meeting - notified to public. None
11974	Planning Applications WD/2016/3047/MAO – LITTLE SHEPHAM, SHEPHAM LANE, POLEGATE BN26 6NB – OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS AND LAYOUT) FOR THE DEVELOPMENT OF UP TO 108 DWELLINGS, NEW INTERNAL ROADS AND ALLOTMENTS. <i>The plan was discussed fully in open session as per public comment shown above.</i> It was resolved to submit objections to the application based on the comments provided and that the committee would formulate a case of objections to submit to Wealden and represent the residents' views. A number of named residents were given the opportunity to be involved in the submission of the objections. VOTE All in favour of submitting objections to the application Cllrs Mrs W Alexander, Mrs M Piper, D Watts, B Goodwin, Martin Falkner WD/2017/0141/LDE – THE STABLES, SAYERLAND LANE, POLEGATE BN26 6QX – STATIONING ON SITE OF A RESIDENTIAL MOBILE HOME AND ITS USE FOR 10 YEARS OR MORE. The application and papers were discussed and it was agreed that the mobile home had been there for over 10 years. It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, B Goodwin, Martin Falkner
11975	Delegated Applications – already submitted <u>for information only</u>

	<u>WD/2016/2845/F</u> – 28 ROMNEY ROAD, POLEGATE BN26 6LH – PROPOSED EXTENSION TO REAR AND REPOSITIONING OF EXISTING SIDE GARAGE. NO OBJECTIONS. <u>WD/2016/2709/F</u> – 24 SUNSTAR LANE, POLEGATE BN26 5HS – PROPOSED SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AND GARAGE. NO OBJECTIONS. <u>WD/2016/2848/FA</u> – BLUEBELL WAY, POLEGATE BN26 6HT – VARIATION OF CONDITIONS 6 AND 7 OF <u>WD/2015/1478/FA</u> (MINOR MATERIAL AMENDMENT TO APPLICATION <u>WD/2013/1193/MAJ</u> (RETENTION OF EXISTING DWELLING AND ERECTION OF CLASS B1 BUSINESS UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING)). OBJECTIONS – (i) THE PROPOSED AMENDMENT TO CONDITION 6 OMITTS TO STATE WHAT THE OPERATING HOURS ARE TO BE; AND (ii) THE PROPOSED AMENDMENT WOULD HAVE A DETRIMENTAL IMPACT ON RESIDENTIAL PROPERTIES NEARBY. <u>WD/2016/2876/AI</u> – LAND TO THE NORTH OF DITTONS ROAD, DITTONS ROAD, POLEGATE BN26 6HX – SIGNS 1A AND 1B – FASCIA SIGNS ON WEST AND SOUTH ELEVATIONS. SIGNS 2A, 2B AND 2C – POSTER DISPLAY PANELS X 2 ON WEST ELEVATION AND 1 NO. FREE STANDING. SIGN 3A – TOTEM SIGN (DOUBLE-SIDED) ON SOUTH-WEST CORNER OF THE SITE, CLOSE TO THE SITE ENTRANCE. NO OBJECTIONS. <u>WD/2016/2781/F</u> – 24 HYPERION AVENUE, POLEGATE BN26 5HU – SINGLE STOREY REAR AND SIDE EXTENSION, WITH EXTENSION TO ROOF. NO OBJECTIONS. <u>WD/2016/2908/F</u> – 1 SUNSTAR LANE, POLEGATE BN26 5HS – DEMOLITION OF EXISTING CONSERVATORY. CONSTRUCTION OF SINGLE-STOREY EXTENSION. NO OBJECTIONS. <u>WD/2016/3000/F</u> – 20 NURSERY CLOSE, POLEGATE BN26 6JY – DEMOLISH REAR GROUND FLOOR LEAN-TO/CONSERVATORY AND ERECT TWO STOREY REPLACEMENT. IMPROVE EXTERNAL APPEARANCE, INCLUDING CHANGE OF FRONT WINDOW DESIGN. NO OBJECTIONS. <u>WD/2017/0036/F</u> – 12 GLYNLEIGH DRIVE, POLEGATE BN26 6LU – PROPOSED REAR PVCU CONSERVATORY. NO OBJECTIONS. <u>WD/2017/0146/F</u> – 245 EASTBOURNE ROAD, POLEGATE BN26 5DL – SINGLE STOREY LINK EXTENSION TO FORM NEW UTILITY AND CLOAKROOM WITH PITCHED ROOF ALONG WITH FULL CONVERSION OF GARAGE TO FORM NEW DINING SPACE. NO OBJECTIONS.
11976	Planning decisions by Wealden District Council – for information only <u>WD/2016/2403/F</u> – 5 OTTEHAM CLOSE, POLEGATE BN26 5AZ – PROPOSED SIDE AND FRONT EXTENSIONS AND ALTERATIONS TO ROOF INCLUDING INSERTION OF ROOF WINDOW. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 29TH NOVEMBER 2016. <u>WD/2016/2569/F</u> – 63 KENSINGTON WAY, POLEGATE BN26 6FH – PROPOSED REAR CONSERVATORY. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 6TH DECEMBER 2016. <u>WD/2016/2432/F</u> – BERNHARD BARON COTTAGE HOMES, EASTBOURNE ROAD, POLEGATE BN26 5HB – SINGLE-STOREY EXTENSION TO ROOM

	NOS. 14-19 ON AN INTERNAL FACING COURTYARD TO INCREASE SIZE OF BEDROOMS AND INCLUSION OF EN-SUITE FACILITIES TO EACH ROOM. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 9TH DECEMBER 2016. WD/2016/2522/F – FORESTERS HOUSE, BLACK PATH, POLEGATE BN26 5EB – FLATS 1, 2, 3, 4, 5, 6, 7, 8, INCLUDING TWO COMMUNAL AREAS, WINDOWS ARE CURRENTLY TIMBER SINGLE GLAZED DECORATED WHITE AND ARE DUE TO BE REPLACED. PROPOSED REPLACEMENT WITH UPVC DOUBLE GLAZED IN WHITE DIRECT COPY OF EXISTING FEATURES. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 12TH DECEMBER 2016. WD/2016/2566/AI – HAILSHAM ROAD, POLEGATE BN26 6QL – 1 X INTERNALLY ILLUMINATED FASCIA LOGO ONLY, 6 X EXTERNALLY ILLUMINATED FASCIAS, 1 X INTERNALLY ILLUMINATED LOGO, 14 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANELS, 4 X NON-ILLUMINATED POST MOUNTED ALUMINIUM PANELS, 3 X DOUBLE-SIDED NON-ILLUMINATED POST MOUNTED PANELS, 1 X INTERNALLY ILLUMINATED TOTEM. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 16TH DECEMBER 2016. WD/2016/2149/F – 17 SPURWAY PARK, POLEGATE BN26 5DQ – ONE AND TWO STOREY EXTENSIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 20TH DECEMBER 2016. WD/2016/2494/FR – NIGHTINGALE COTTAGE, HAILSHAM ROAD, POLEGATE BN26 6RE – DEMOLITION OF EXISTING COTTAGE AND ERECTION OF A REPLACEMENT DWELLING. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 21ST DECEMBER 2016. WD/2016/2848/FA – BLUEBELL WAY, POLEGATE BN26 6HT – VARIATION OF CONDITIONS 6 AND 7 OF WD/2015/1478/FA (MINOR MATERIAL AMENDMENT TO APPLICATION WD/2013/1193/MAJ (RETENTION OF EXISTING DWELLING AND ERECTION OF CLASS B1 BUSINESS UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING)). REFUSED BY WEALDEN DISTRICT COUNCIL ON THE 19TH JANUARY 2017. WD/2016/2876/AI – LAND TO THE NORTH OF DITTONS ROAD, POLEGATE BN26 6HX – SIGNS 1A AND 1B – FASCIA SIGNS ON WEST AND SOUTH ELEVATIONS. SIGNS 2A, 2B AND 2C – POSTER DISPLAY PANELS X2 ON WEST ELEVATION AND 1 NO. FREE-STANDING. SIGN 3A – TOTEM SIGH (DOUBLE-SIDED) ON SOUTH WEST CORNER OF THE SITE, CLOSE TO THE SITE ENTRANCE. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 23RD JANUARY 2017. WD/2016/2781/F – 24 HYPERION AVENUE, POLEGATE BN26 5HU – SINGLE STOREY REAR EXTENSION, WITH EXTENSION TO ROOF. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 26TH JANUARY 2017 WD/2016/2845/F – 28 ROMNEY ROAD, POLEGATE BN26 6LH – PROPOSED EXTENSION TO REAR AND REPOSITIONING OF EXISTING SIDE GARAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON THE 26TH JANUARY 2017.
11977	Planning updates / general information. The Little friars farm information was noted by all present.

The meeting closed 8.33 pm

Chair of Planning Committee _____ Date