

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

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

Present: Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, B Goodwin (6)

Not present: - Ms A Snell (1)

No members of public

Minute No.	Subject/Resolution
12216	Opportunity for public comment None
12217	Apologies for absence Cllr Ms A Snell
12218	Declarations of interest in any items on the agenda Cllrs W Alexander declared an interest in minute 12221 WD/2017/2348/FR non-prejudicial
12219	Minutes of the meetings held on 16th October 2017 It was resolved that the minutes of the 16th October 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, D Dunbar, B Goodwin
12220	Any other plans received prior to meeting - notified to public. None
12221	Planning Applications WD/2017/2268/FR – PRIORY COURT FARM, SAYERLAND LANE, POLEGATE BN26 6QX – RETENTION OF MOBILE HOME AND DECKING FOR USE AS A CAFÉ (PREVIOUSLY APPROVED UNDER WD/2014/1160/FR) AND RETROSPECTIVE APPLICATION FOR A LEAN-TO STORE TO THE CAFÉ TOGETHER WITH PERGOLA AND REPLACEMENT OF THE CHEMICAL WC WITH A COMPOSTING WC. It was resolved to submit no objections to the above application VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, B Goodwin WD/2017/2348/FR – 7 REYNOLDSTOWN LANE, POLEGATE BN26 5HJ – RETROSPECTIVE APPLICATION FOR WORKSHOP/SHED. <i>Cllr Mrs W Alexander left the room and Cllr Mrs Piper chaired the meeting.</i> The application was discussed with its size and usage. There were concerns that such a large “shed” would be used for commercial business, which the committee were not in agreement with. The application stated that it would be replacing an old shed, but this was not a simple replacement it had been enlarged. The application stated that this would not be insulated, but in the photos, there was obvious insulation being fitted. The committee was not confident about the use, size and general application and urged the case officer to look into this in more detail. There was no mention of a “driveway” to the shed/workshop.

	It was resolved to submit objections to the retrospective application. The committee wished to ensure this was not used for commercial purposes. The committee considered it too large to be a replacement of the former shed and had doubts about the application as it stated no insulation, where photos showed insulation being installed. Council also wished to state it did not want this converted into a second property. VOTE All in favour of the objections shown. Cllrs Mrs M Piper, D Watts, M Falkner, D Dunbar, B Goodwin <i>Cllrs Mrs W Alexander returned to the room.</i>
12222	Delegated Applications – already submitted <u>for information only</u> <u>WD/2017/2242/F</u>– 6 WEST CLOSE, POLEGATE BN26 6EG – TO ERECT A LEAN-TO CONSERVATORY TO AN EXISTING KITCHEN EXTENSION. NO OBJECTIONS. <u>WD/2017/2161/F</u> – 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. NO OBJECTIONS. Noted by all present
12223	Planning decisions by Wealden District Council – for information only <u>WD/2017/1838/FA</u>– BAY TREE FARM, BAY TREE LANE, POLEGATE BN26 6QN – REMOVAL OF CONDITION 4 AND VARIATION OF CONDITION6 OF <u>WD/2014/2265/F</u> (CHANGE OF USE OF PART OF UNIT 4 FROM B1 (LIGHT INDUSTRIAL) TO MOT TEST BAY). APPROVED BY WEALDEN DISTRICT COUNCIL ON 12TH OCTOBER 2017. <u>WD/2017/1557/MRM</u> – LAND TO THE NORTH OF DITTONS ROAD, POLEGATE – RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION <u>WD/2010/2255/MEA</u> (MIXED USE – EMPLOYMENT AND DWELLINGS) FOR 16 COMMERCIAL UNITS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH OCTOBER 2017. <u>WD/2017/1558/MAJ</u> – LAND NORTH OF DITTONS ROAD, POLEGATE – THE DEVELOPMENT AND CONSTRUCTION OF 6 COMMERCIAL UNITS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH OCTOBER 2017. <u>WD/2017/1923/F</u> – 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 PIER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH OCTOBER 2017. <u>WD/2017/1548/LDE</u> – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – USE OF LAND AND BUILDINGS AS A BUILDERS YARD. REFUSED IN RESPECT OF BUILDING A AND ADJOINING LAND BY WEALDEN DISTRICT COUNCIL ON 23RD OCTOBER 2017. CERTIFICATE OF LAWFUL DEVELOPMENT GRANTED IN RESPECT OF LAND AND BUILDINGS B – E ON 23RD OCTOBER 2017. <u>WD/2017/2006/FR</u> – 81 HIGH STREET, POLEGATE BN26 6AE – RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM A2 (ESTATE AGENT) TO SUI GENERIS (NAIL BAR). APPROVED BY WEALDEN

	DISTRICT COUNCIL ON 26TH OCTOBER 2017. Noted by all present
12224	Planning Updates APP/C1435/D/7/3178934 – Appeal decision – 82 Heron Ridge, Polegate BN26 5BL. Noted by all present

The meeting closed at 7.51 pm

Chair of Planning Committee _____ Date