

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the meeting held on Monday 8th July 2013 at 8.30 pm
United Reformed Church Hall Polegate**

Present: M Clewett **MCI** (chair), Cllr H Parker **HP**, Mrs M Piper **MP**, J Harmer **JH**, Mrs C Berry **CB** (5)

Not present: Cllrs Mrs J Voyce **JV** T Voyce **TV** M Cunningham **MC** (3)

11 members of public

Cllr G Gibbs MBE was also present

Cllr Clewett welcomed members of the public

Minute No.	Subject/Resolution	Action
10675	Apologies for absence Cllrs Mrs J Voyce (personal), T Voyce (personal), M Cunningham (holiday)	
10676	Declarations of Interest in any items on the agenda Cllr Mrs C Berry non prejudicial WD/2013/1257/MRM	
10677	Minutes of the Planning committee meetings of the 10th June 2013 It was resolved that the minutes were accurate and signed by the chair VOTE all in favour	
10678	Opportunity for Public comment Standing orders suspended A resident spoke against application WD/2013/1212/F He expressed his concerns regarding the size of the proposed application and its impact on his property and the street scene. He pointed out that the property had already been extended and that the raised roofline was totally out of character with the surrounding area and bungalows in the area. Standing orders reinstated The chair agreed to allow the residents to speak before the Greenleaf Application details were read out.*	
10679	Planning Applications WD/2013/1193/MAJ Land North of Dittons Road, Polegate BN26 6HT Retention of existing dwelling and erection of class B1 business units with associated access, parking and landscaping. It was resolved to submit no objections to the above application. VOTE 3 for 2 abstentions (Cllrs Mrs C Berry; H Parker) WD/2013/1257/MRM Land North of Dittons Road, Polegate BN26 6HT Reserved matters relating to the phase 2 residential element of the outline planning permission, as it relates to appearance, landscaping, layout and scale, comprising 68 dwellings. A voluntary environmental statement was	

submitted in support of the outline application.

It was resolved to submit no objections to the above application. VOTE 2 for 3 abstentions (motion carried)

WD/2013/1281/F 9 Wannock Drive, Polegate BN26 5DY
Two storey rear extension, first floor rear extension with internal alterations.

It was resolved to submit no objections to the above application. VOTE All in favour.

WD/2013/1212/F 26 Barons Way, Polegate BN26 5JL

A neighbour had raised objections to the proposals as submitted. A councillor thought it was a clever scheme but entirely in the wrong place. Two other councillors considered that it was very much an overdevelopment and the neighbour had pointed out that the bungalow had already had extensions to the rear which affected sunlight. The raised roofline was considered totally out of place. The chair agreed and further pointed out that the existing roof space was not high enough to meet building regulation requirements for bedrooms.

It was resolved to recommend refusal and submit objections on the grounds listed below. VOTE all in favour of submitting the following objections:

The existing row of semi-detached bungalows have low pitched roofs and raising the roof on no. 26 would upset the balance. The proposed dormer windows are similarly out of place although lay lights would have been acceptable. Rooflights to the rear part of the proposals overlook the neighbouring garden. The property has already been extended and it is considered that these further extensions constitute overdevelopment on a rather small plot area and have an overbearing impact on the adjoining property, no. 25. The Planning committee therefore believe the application contravenes saved policies EN27(1); EN27(2); HG10 of Wealden Local Plan; Paragraphs 17 of the National Planning Policy framework "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*"

Paragraph 56 (Design) "*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*"

Chapter 10 of the Wealden Design guide

Daylight and sunlight :

Any proposed extension should be a sufficient distance away from the boundary with the adjoining property to ensure there is no loss of natural daylight.

4 Single-storey extensions

4.1 Single-storey extensions to the side and rear are generally acceptable where they comply with the basic design guidance set

	<i>down in this document and do not have a negative impact on either the privacy or amenity of any neighbouring properties reflect their location in terms of the street scene, maintaining rhythm and spacing</i> <i>7.5 As many roof conversions seek to incorporate dormer windows, it is necessary to consider the criteria for their use on existing buildings as they are likely to have a significant, and potentially detrimental, visual impact on the existing character of any property.</i> <i>The character and history of the existing property and its setting is of particular relevance in any streetscape where there is little or no previous use of dormers</i>	
10680	Delegated Applications WD/2013/0883/F Greenacres, Dittons Road, Polegate BN26 6HT Three front facing dormers, hips to gables, front side extension and rear dormer Delegated committee: Cllrs M Clewett; T Voyce, Mrs C Berry No objections submitted to Wealden District Council. WD/2013/1101/F 8 Nursery Close, Polegate BN26 6JY Proposed conversion of roof void into a bedroom including a pitched roof dormer at the front, flat roofed dormer at the rear and hip to gable extension at the side. Delegated committee: Cllrs M Clewett; T Voyce, Mrs C Berry No objections submitted to Wealden District Council.	
10681	Any other plans received prior to the meeting and notified to the public None	
10682	Planning decisions The chair stated that objections had already been submitted to Wealden for this application and Wealden had also refused the application and now an appeal had been lodged by the applicant. He stated that in the appeal papers it had become apparent that Wealden had agreed that two of the four reasons for refusal had been conceded by Wealden subject to certain conditions. he stated that unless additional material information against the application came forward the inspector already had all of the letters of objection. He advised members of the public to submit anything new to the inspector as per the notification. He stated that new information had come in to the council regarding the waste treatment works at Hailsham and constraints regarding windfall developments, of which this was one. For the benefit of the public present he read out the reasons for refusal and which reasons had been conceded. He also mentioned that there were other areas that had failed appeals where protected species had been found and if as locals they were aware of any they should make them known to the inspector. He allowed the members of the public to speak on the matter. * Standing orders suspended Standing orders reinstated APP/C1435/A/13/2200454 LAND NORTH OF GREENLEAF GARDENS, POLEGATE, BN26 2PF OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 40 DWELLINGS (INCLUDING AFFORDABLE UNITS) AND MEANS OF ACCESS	

	<u>It was agreed that the clerk would send an additional letter to the inspector stating concerns over the recent details on constraints with the Hailsham waste treatment works for windfall sites.</u> WD/2013/0838/FA 32 Gilda Crescent, Polegate BN26 6AW Minor amendment to WD/2013/0279/MAJ (demolition of existing care home/resource centre, construction of 10 No. bedroom flats and associated facilities as supported housing. Construction of 2 No. three bedroom houses and 3 No. two bedroom houses) Approved by Wealden District Council on 24th June 2013 WD/2013/0884/F The Centre, High Street, Polegate BN26 6AQ Removal of the existing aluminium entrance screen and the formation of a new entrance screen & doors to flats at 1st and 2nd floors. Flats & cycle store approved under application ref WD/2012/0687 and WD/2012/0087/F Approved by Wealden District Council on 10th June 2013 WD/2013/0848/F 8 Walnut Walk, Polegate BN26 5AD First Floor extension above existing ground floor Approved by Wealden District Council on 4th July 2013. WD/2013/0644/MAJ Land Adjoining Chaucer Business Park, Dittons Road, Polegate BN26 6JF Extension of business park comprising erection of two storey offices together with B1/B8 light industrial and ware house units including loading and parking facilities. Approved by Wealden District Council on 28th June 2013. WD/2013/1018/FA McDonalds restaurant, Hailsham Road, Polegate BN26 6QL Variation of condition 7 of WD/2011/0335/F (hours of opening) Approved by Wealden District Council 2nd July 2013. WD/2013/0883/F Green Acres, Dittons Road, Polegate BN26 6HT Three front facing dormers, hips to gables, front side extension and rear dormer. Refused by Wealden District Council on 2nd July 2013.	
10683	Planning updates/general Information – for information only None	

The meeting closed at 9.08 pm