

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 8th July 2019 at 7.30pm in the Free Church, High Street, Polegate, BN26 6AE

Present: Cllrs Mrs W Alexander, M Falkner, J Harmer, Mrs M Piper

Not present: - Cllrs

2 members of public present (including Cllr Dunbar)

Minute No.	Subject/Resolution
12721	Opportunity for public comment None
12722	Apologies for absence Cllrs D Watts
12723	Declarations of interest in any items on the agenda None
12724	<u>Minutes of the meeting held on 17th June 2019</u> <u>It was resolved to accept the minutes of the planning meeting on 17th June 2019 as an accurate record of the meeting. The minutes were signed by the chair of the meeting.</u> <u>VOTE All in favour Cllrs Mrs W Alexander, M Falkner, J Harmer, Mrs M Piper</u>
12725	Any other plans received prior to the meeting - notified to the public None
12726	Planning Applications WD/2019/0467/MRM – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 1 RESERVED MATTERS PURSUANT TO WD/2016/0986/MAO (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS) FOR 155 DWELLINGS (INCLUDING 35% AFFORDABLE HOUSING). AMENDED PLANS RECEIVED 18 JUNE 2019. The application was discussed in detail including concerns over discrepancies in the parking allocation; one document stated 314 demand and another that 323 was the provision. There were also concerns that flat owners were not allocated spaces and this was considered to be discriminatory. It was noted that spaces were so tight that manoeuvrability could be an issue, tandem spaces may be inaccessible. For larger vehicles, the turning heads were not very large. If emergency service vehicles tried to access, there could be problems if there were no obstructions on the current access as cars were allowed to park there, and there would be a fair chance that vehicles will be parked in the way. The committee noted the Highways response on 24th June 2019 had objections on many grounds and concurred with these. Flood risk was also discussed (condition 15 flood risk, 17 surface water drainage and 18 drainage maintenance) where information was lacking regarding details on the construction of a strategic drainage network and basins located outside of the phase 1 boundary. There

	was also no phase construction plan. The development as it stands would discharge water off into the Pevensey and Cuckmere Water Level management board area. The submitted calculations, show flooding at several locations and there is no evidence in the application of how the volumes of water would be managed on site, without it causing flooding to surrounding off site areas. No consideration has been given for any climate change, or storm event. The plans fails to meet the requirements to assess its acceptability in flood risk terms. Its very close to the South Downs National Park (SDNP), light pollution on the night sky could be an issue for the environment. (SDNP is one of two dark skies locations designated in the whole of the country). Light pollution is likely to affect nocturnal animals. The site is only 1km from Willingdon Down, which is a site of special scientific interest (SSSI). The development is likely to impact on protected species (some are on the endangered list) and local wildlife, which it was felt the council should be doing what it could to protect, before the area lost all of its green spaces. There were also severe concerns over the local highway network, it was felt that it would not cope with the additional traffic as the roads were already gridlocked at most times of the day, and this development would only add to the problems. The lead local flood authority had not given any approval at the time of the meeting. The view of the countryside officer was that it was unlikely that Southern water would adopt the new on-site surface water drainage system (SUDS). The committee considered that they had previously objected 3 months ago to the traffic impact and that the town council had objected to the planning statement that the development was acceptable as it was clear that it was not acceptable to the neighbours as there were many neighbour objections which did not consider that it was a suitable site. The local area as a whole doesn't have the infrastructure required and pollution levels are already high. (Eastbourne has one of the highest levels of pollution and over the WHO [World Health Organisation] limits). Crime rates were on the increase and as many new developments seem to increase the levels of crime in an area, with very little or no police presence. It was also mentioned that public rights of way and countryside were under threat if this development was to go ahead. It was mentioned and noted that Pevensey and Cuckmere water level management board has made objections to the latest plans. (The applicant has failed to meet its requirements to assess its acceptability in flood risk terms.) It was also noted that Highways had made objections to the plans as it stands, as it also required further information. There were concerns over congestion and that the traffic could not go out across the railway towards Ditton's Road. <i>Standing orders were suspended</i> <i>Standing orders reinstated.</i> <u>It was resolved to submit objections to the application and to include the above comments in the response to Wealden District Council. Vote All in favour of submitting objections to the application as shown above. Cllrs Mrs W Alexander, M Falkner, Mrs M Piper, J Harmer.</u>
12727	Delegated Applications <u>WD/2016/2197/F</u> – DITTONS FARM, DITTONS ROAD, POLEGATE BN26 6HY – ALTERATIONS TO VEHICULAR ACCESS SERVING COMMERCIAL PREMISES. NO OBJECTIONS <u>WD/2019/1065/AN</u> – LAND NORTH OF DITTONS ROAD, POLEGATE – ALUMINIUM TOTEM SIGN, TO BE LOCATED WEST OF JUNCTION OF ACCESS ROAD (TO COMMERCIAL DEVELOPMENT APPROVED UNDER RF/WD/2017/1557/MRM AND RF/WD/2017/1558/MAJ) WITH DITTONS ROAD. NO OBJECTIONS, but Councillors stipulated that the sign must be temporary and must be removed when the units are filled. Noted by all present
12728	Planning decisions by Wealden District Council – for information only <u>WD/2019/0970/F</u> – 9 BAHRAM ROAD, POLEGATE BN26 5JB – SINGLE STOREY EXTENSION

	TO EXISTING SEMI-DETACHED BUNGALOW. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH JUNE 2019. <u>WD/2019/0799/F</u> – 23 OAKLEAF DRIVE, POLEGATE BN26 6PR – SINGLE STOREY SIDE AND REAR EXTENSION AND CONVERSION OF LOFT WITH REAR FACING DORMER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH JUNE 2019. <u>WD/2019/0941/F</u> – 66 VICTORIA ROAD, POLEGATE BN26 6BY – SINGLE STOREY INFILL EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 18TH JUNE 2019. <u>WD/2019/0879/F</u> – 34 ST MARY’S, ABERDALE ROAD, POLEGATE BN26 6NH – PROPOSED SINGLE STOREY EXTENSION AND ALTERATION TO SIZE AND POSITION OF WINDOW AT THE FRONT OF THE PROPERTY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 24TH JUNE 2019. <u>WD/2019/0949/F</u> – MCDONALDS RESTAURANT, HAILSHAM ROAD, POLEGATE BN26 6QL – REFURBISHMENT OF THE RESTAURANT TO INCLUDE MINOR ALTERATIONS TO EVELATIONS WITH THE EXISTING TIMBER SLAT CORNER SHIELD TO BE REPLACED WITH TIMBER EFFECT ALUMINIUM AND ASSOCIATED WORKS TO THE SITE. THE REFURBISHMENT OF BOTH CUSTOMER ORDER DISPLAYS (COD) AND OVERHEAD CANOPIES. THE INSTALLATION OF A GOAL POST HEIGHT RESTRICTOR AND NEW DIGITAL SIGNAGE SUITE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH JUNE 2019. <u>WD/2019/0950/AI</u> – MCDONALDS RESTAURANT, HAILSHAM ROAD, POLEGATE BN26 6QL – REFURBISHMENT OF THE RESTAURANT TO INCLUDE MINOR ALTERATIONS TO EVELATIONS WITH THE EXISTING TIMBER SLAT CORNER SHIELD TO BE REPLACED WITH TIMBER EFFECT ALUMINIUM AND ASSOCIATED WORKS TO THE SITE. THE REFURBISHMENT OF BOTH CUSTOMER ORDER DISPLAYS (COD) AND OVERHEAD CANOPIES. THE INSTALLATION OF A GOAL POST HEIGHT RESTRICTOR AND NEW DIGITAL SIGNAGE SUITE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH JUNE 2019. Noted by all present
12729	Other planning items None

The meeting closed at 7.47 pm Chair of Planning Committee _____ Date