

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 8th March 2011 at The Council Chamber, 49 High Street, Polegate at 7.00 p.m.

Present: Cllrs J Rogers (Chair), Mrs M Piper, T Wright, G Carter, R Martin, T Voyce

2 members of the public

9615 Apologies for absence

Cllrs Mrs C Berry (other commitments), S Barber (work)

9616 Declarations of interest in any items on the agenda

None

9617 Minutes of the meeting held on 15th February 2011

The minutes of the meeting held on 15th February 2011 were agreed as accurate and signed by the Chair.

9618 Opportunity for public comment

One member of public wished to speak with regards to the application WD/2011/0335/F and the associated plans for signage also being considered. Standing orders suspended

The member of public stated that he was the general manager of the Treacle Mine and was concerned about anti social behaviour, noise, litter and the traffic flow problems with the increased levels of traffic likely to occur if the application was approved. He stated that he felt to have McDonalds would detract from the character of the businesses in that area.

Councillors reminded the member of public that he should submit his concerns to Wealden District Council before the closing date and that the case officer was Ralph Forder.

Standing orders reinstated.

**9619 WD/2011/0335/F Land at Cophall Farm, Hailsham Road, Polegate, BN26 6QL
Freestanding restaurant with associated drive thru lane, car parking and landscaping.**

Each councillor was invited to submit their comments. The overall comments were that there was no planning reason for Polegate Town Council to object. Highways agency had submitted a letter stating that they were happy that the junction would be able to cope with the flow of traffic. The litter was a concern and should be addressed with conditions if allowed.

A councillor expressed his concern over the application regarding certain issues with the plans. Some of the plans showed the Folkington link road being in place. He was concerned about the levels of traffic and the lorries that may be loading and unloading. The opening times had been stated as 7-11pm in the application.

It was resolved to recommend the application for approval with no objections but for a condition to be placed on the application for the removal of litter in the close proximity to the premises and a second condition to remove litter in the nearby surrounding area. VOTE 5 for 1 against (Cllr J Rogers wished to be named as against)

Cllr T Voyce asked to see a copy of the request for conditions that the clerk would be sending to Wealden.

WD/2011/0382/A1 Land at Cophall Farm, Hailsham Road, Polegate BN26 6QL Installation of freestanding totem sign.

A discussion took place on the light pollution and the amount of the signage. The sizes of the signs were discussed and the design and type of illumination. A councillor commented on the affect of the lighting on the patrons of the Premier Inn.

It was resolved to recommend the application for approval with no objections. VOTE 5 for 1 abstention (Cllr J Rogers).

WD/2011/0383/A1 land at Cophall Farm, Hailsham Road, Polegate BN26 6QL 7 No. Fascia signs

The application was discussed.

It was resolved to recommend the application for approval with no objections. VOTE 5 for 1 abstention.

WD/2011/0384/A1 Land at Cophall Farm, Hailsham Road, Polegate BN26 6QL Various drive thru signage including 1 No. height restrictor, 9 No. freestanding signs and 1 No. Banner unit.

The application was discussed, the amount of signage was discussed and considered by some councillors to be an excessive number.

It was resolved to recommend the application for approval with no objections. VOTE 4 for 1 against (Cllr Mrs Piper wished to be named) 1 abstention

**WD/2011/0350/F 62 windmill Road, Polegate BN26 5BQ
Extension to rear elevation**

A discussion took place on the application which was considered to be acceptable.

It was resolved to recommend the application for approval with no objections. VOTE All in favour

**WD/2011/0398/F 8 Otteham Close, Polegate BN26 5AZ
New dormer loft conversion forming a rear gable wall, upgrade conservatory to form dining room and associated works.**

The application was discussed some councillors considered the works to be too large. It was questioned whether it conformed to planning criteria for size. Further discussion took place.

It was resolved to recommend the application for approval with no objections. VOTE 4 for 2 against (Cllr Mrs Piper wished to be named as against).

9620 Any other plans received prior to the meeting

None

9621 Details of planning decisions

No decisions had been received.

9622 Correspondence for information only

3a/5 Brook Street WD/2010/2581/O Application that was refused by Wealden District Council has now gone to appeal and will be submitted to the inspectorate by 13th April 2011.

A letter had been received regarding WD/2010/2846/F regarding the consideration of the application on 3rd March. A councillor stated that the application had been approved and that objections should be more descriptive and applicable to the detail of the application.

A letter had been received regarding WD/2010/2848/LDP 14 Greenleaf Gardens, Polegate BN26 6PB, conversion of existing loft space within internal alterations. This was considered to be permitted development.

A letter had been received regarding a tree Preservation order 4 Cresta Close, Polegate BN26 6PG TM/2010/0353/TPO consent had been given for the tree works.

9623

Planning Updates and General Information

The clerk stated that a letter had been sent to Ms C McIntyre and a new version of the Masterplan.

The clerk stated that she was awaiting final approval of the letter to K Williams before sending with a Masterplan. The Mayor confirmed that he was happy with the letter. The clerk stated that the letter would be sent out on Thursday.

The LDF documents were discussed and Councillors were encouraged to read the adopted LDF which was available in the office, but could not be removed as it was a public copy that Wealden District Council had supplied. A councillor stated that in the LDF Wealden District Council stated they had received a copy of the Masterplan. The clerk informed the committee that when she had spoken with one of the senior case officers, she had been told that the case officer had not seen the Masterplan at all. The case officer had now been sent an updated version. A councillor stated that he felt a corporate response was required at Full Council on 28th March for any observational comments on the documentation and it would therefore be on the agenda.

The clerk stated that she had been informed that the equipment for the e planning would be supplied shortly as per the previous request.

The clerk also informed the committee that she had requested some clarification on the legality of the saved policies as means of objections now that the LDF had been adopted. She was awaiting a response from Wealden regarding this.

The clerk was asked whether she had had any news on the South Downs national park meeting at East Dean on 14th March 2011. The clerk confirmed that having spoken to a representative the East Dean venue was considered to be very worthwhile in attending as it would cover all of the main questions.

A discussion took place regarding the instability of the website and concerns over the problems that may occur when running e-planning.

It was resolved that a letter be sent to Wealden District Council regarding the concerns the Polegate Town Council have regarding the stability of the website, which at present was an unreliable source as it was not always available. VOTE All in favour.

The clerk was asked if she could make enquiries regarding Pelham's request to take matters to the High Court. The clerk stated that she would.

The Meeting closed at 7.40pm