

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 9th May 2022 at 10.00am at Council Chambers, High Street, Polegate BN26 6AL.

Present: Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner, Mrs L Sargent, Cllr M Cunningham, Cllr D Murray.

Not present: - Cllr D Dunbar

2 members of the public present

Minute No.	Subject/Resolution
	<i>Cllr M Cunningham arrived at 10:01am</i>
13015	Opportunity for public comment The applicant spoke in support of his application. WD/2021/2983/O - BRAMLEY FARM, BAY TREE LANE, POLEGATE, BN26 6QN
13016	Apologies for absence Cllr D. Dunbar (work)
13017	Declarations of interest in any items on the agenda None.
13018	Minutes of the planning committee meeting held on 24th March 2022 It was resolved to accept the minutes of the meeting on 24 th March 2022 as an accurate representation of the meeting. VOTE All in favour Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner, Mrs L Sargent, Cllr M Cunningham, Cllr D Murray.
13019	Planning Applications <u>WD/2021/2983/O - BRAMLEY FARM, BAY TREE LANE, POLEGATE, BN26 6QN</u> <u>OUTLINE APPLICATION FOR THE ERECTION OF 9 NO. DWELLINGHOUSES COMPRISING 2, 3 AND 4 BEDROOM UNITS, INCLUDING ACCESS WITH ALL OTHER MATTERS RESERVED, TO INCLUDE A CHANGE OF USE OF LAND FROM COMMERCIAL TO RESIDENTIAL.</u> The application was discussed at length. Concerns over the accuracy as the parking spaces showed 23 and not 25 as appeared to be the new amount. Access into and along bay tree lane is very narrow and any road improvements should consider this. There was no clear outline for the foul sewerage. (Although it was noted surface water would be dealt with via SuDS). A councillor stated that they could not see any provision for wheelie bin space/storage. The noise survey said that the road noise would affect residents living there and the councillors anticipated this would increase in summer. It was noted that one of the old, dilapidated buildings was going to be converted and a note on the foundations and how these would be done should be considered. It was noted that there were no immediate transport links to that area. A councillor commented on the boot fairs in that area and the narrow road and traffic/complaints that were made even with the boot fairs. There were major concerns that to allow the housing outside of the development boundary would bring a flood of new applications to Polegate. The committee felt that there should not be development out of the boundary. There were major concerns (despite being outline permission) about cul de sac itself, the build design etc being out of character for the area.

	The committee did note that another application in the area had been allowed at appeal, but it did not have the larger number of houses, which was only just under the “10” threshold. It was also noted that because of this there was no affordable housing in this application. A councillor stated that under EN27 this “cul de sac/small housing estate was not in keeping with the area and out of character. He commented that 3 had already been approved and 3-4 would not be unreasonable but 9 was far too many and out of character. There were concerns about the refuse collection and whether the road sizing and design had been considered as to whether the refuse vehicle would be able to access and exit properly. A councillor commented that the size had been shown as differing sizes (an error?) one stated 0.15 hectares and there other 0.36 hectares. There were concerns also about the access for ambulances and fire engines. It was resolved to submit the above objections and comments. VOTE All in favour of submitting the above objections. VOTE All in favour Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner, Mrs L Sargent, Cllr M Cunningham, Cllr D Murray.
13020	Delegated Applications – already submitted <u>for information only</u> WD/2022/0355/F - 24 HERON RIDGE, POLEGATE, BN26 5BJ - SINGLE STOREY REAR EXTENSION. NO OBJECTIONS. WD/2022/0397/F – 13 BRAMLEY ROAD, POLEGATE, EAST SUSSEX, BN26 6JS – ERECT GARAGE ATSIDE. NO OBJECTIONS. WD/2022/0449/F – 23 CONRFLOUR CRESCENT, POLEGATE, BN26 6GE – SINGLE STORY REAR EXTENSION. NO OBJECTIONS. WD/2021/2901/F - DITTONS ROAD, POLEGATE, BN26 - CREATION OF 4 NEW DWELLINGS DOWNSVIEW, 6HS OBJECTIONS REFUSED WD/2022/0043/F - 26 CENTRAL AVENUE, POLEGATE, BN26 6HA - SINGLE STOREY REAR EXTENSION, HIP TO GABLE LOFT CONVERSION WITH REAR DORMER, FRONT PORCH, AND INSTALLATION OF. NO OBJECTIONS APPROVED WD/2022/0640/F – 53 BROOKSIDE AVENUE, POLEGATE, BN26 6DH – SINGLE STORY REAR EXTENSION AND HIP GABLE LOFT CONVERSION WITH REAR DORMER. Noted by all present.
13021	Other Planning matters. It was resolved that Cllr D Murray would be able to represent the town council at any Hindlsands appeal (as it is formally outside of the Polegate parish, but Cllr Murray was attending on behalf of Willingdon.) VOTE All in favour Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper, M Falkner, Mrs L Sargent, Cllr M Cunningham, Cllr D Murray.

The meeting ended at 10:28am

Chair of Planning Committee _____ Date