

**Polegate Town Council, Council Office, 49 High Street,  
Polegate BN26 6AL**

**Telephone:** 01323 488114

**Town Clerk Jo Tricker:** [admin@polegatetowncouncil.gov.uk](mailto:admin@polegatetowncouncil.gov.uk)

**Town mayor Cllr Dan Dunbar:**  
[cllr.d.dunbar@polegatetowncouncil.gov.uk](mailto:cllr.d.dunbar@polegatetowncouncil.gov.uk)



Minutes of Meeting of the **Planning Committee Meeting** held on **31<sup>st</sup> October 2025** in **Council Chamber, 49 High Street, Polegate, BN26 6AL at 10:00am.**

**PRESENT:** Councillors D Watts, D Murray, C Berry, J Keen, G Archer, M Cunningham, W Heasman O'Neill, S Shing **(8)**

**NOT PRESENT:** Councillors M Piper, D Dunbar, J Heward **(3)**

**1 Member of Public present**

**13948 Item 1: Opportunity for Public Comment for items on the agenda**

None

**13949 Item 2: Apologies for absence**

Apologies from Cllr M Piper, D Dunbar, J Heward

No other apologies received

**13950 Item 3: Declarations of interest**

S Shing in Item 6: Non-prejudicial

**13951 Item 4: Minutes of the Planning Committee Meeting 22<sup>nd</sup> August 2025**

To resolve that the minutes of the last meeting as circulated on the agenda be confirmed as a correct record and signed by the Chair.

**It was resolved that the Planning Committee Meeting Minutes of 22<sup>nd</sup> August 2025 be accepted as a correct record. VOTE 7 for, 1 abstention Cllr S Shing.**

**13952 Item 5: Planning Budget for 2026/27**

To set the Planning Budget for 2026/27 £50

**It was resolved to set the Planning Budget for 2026/27 at £50. VOTE all in favour.**

## **13953 Item 6: Planning Application WD/2023/0260/MEA:**

### **Link to the Planning Application:**

<https://planning.wealden.gov.uk/Planning/Display/WD/2023/0260/MEA>

**Location:** Land North of Polegate

**Description:** Outline planning permission for class b8 development with ancillary office space; servicing yards, van and car parking areas; new vehicular access from a22; highway alterations to bay tree lane to provide vehicular, cycle/pedestrian access; alterations to existing public footpath; associated infrastructure including highways, foul and surface water drainage works, utility services and landscaping, in accordance with the provisions of submitted parameter plans. Amendments submitted - include roundabout on location plan, alterations to parking for units 2, 3 & 4, updated parameter plans, environmental statement addendum and further evidence submitted in relation to energy & sustainability

### **Comments:**

The Council does not support the application in its current form and raises the following objections:

#### **1. Noise and Light Pollution:**

Councillors are concerned about the potential increase in noise and light pollution. The proposed development may negatively affect areas designated for dark night skies, which are important to preserve.

#### **2. Height and Visual Impact:**

The height of the proposed structure is significantly greater than any existing buildings in Polegate. It would appear severely out of place and is not in keeping with the town's character.

#### **3. Impact on Green Spaces**

The Country Park and the Cuckoo Trail appear to be within the proposed boundary. Councillors request clarification on whether this implies a change in ownership, as these areas are currently managed by East Sussex County Council and Wealden District Council.

#### **4. Traffic Survey Limitations**

The traffic survey based on the A22 is currently inadequate. It does not account for the future increase in van and delivery traffic that the development would generate.

## 5. Scale and Massing

The overall size and mass of the development are of concern. The height may obstruct views and dominate the surrounding landscape.

## 6. Inaccurate Data and Missing Analysis

The application contains several inaccuracies and omissions:

- a. Brighton's population is incorrectly stated as 150,000; it is approximately 280,000.
- b. Polegate's population is listed as 8,000 but is closer to 10,000.
- c. Key areas such as Willingdon are missing from the analysis.
- d. Also missing are Lewes Town & District population 99,900; Worthing District population 111,338; and any analysis of impact on A2270 usually the most congested A road in England

## 7. Proximity to Residential Areas and Trails

The development is too close to residential boundaries, including Bay Tree Lane, and to the Cuckoo Trail, which is a valued local amenity.

## 8. Precedent of Refusals

Similar applications have previously been refused, and this precedent should be considered.

## 9. Boundary Clarification

Councillors request confirmation of the exact boundary line, particularly regarding the inclusion of the Country Park and the Cuckoo Trail.

## 10. Roundabout Design

The proposed roundabout design is considered unsafe and poorly planned, potentially increasing the risk of accidents.

**It was resolved to submit the above objections and comments to the Wealden Planning. VOTE 7 for, 1 abstention Cllr S Shing.**

The meeting closed at 10:35am

Signed Chair of Meeting \_\_\_\_\_ Date \_\_\_\_\_