

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Friday 29th November 2024 in the council chambers 49 High Street, Polegate, East Sussex, BN26 6AL at 10am

Present: Cllrs D Watts, D Dunbar, C Berry, M Cunningham (4)

Not Present: Cllrs W Alexander, J Keen, J Heward, M Piper, W Heasman-O'Neill (5)

1 member of the public present

Minute Number	Resolution
13689	Opportunity for Public None
13690	Apologies for absence Cllrs W Alexander (illness), D Murray (hols), M Piper(illness), J Heward (work apologies received after the meeting) J Keen, W Heasman-O'Neill declined meeting invite.
13691	Declarations of interest in any items on the agenda None
13692	Planning Applications <u>WD/2024/2478/MRM MORNINGS MILL FARM, EASTBOURNE ROAD, LOWER WILLINGDON BN20 9NY</u> RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO WD/2021/0174/MEA (OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR THE MEANS OF ACCESS FROM EASTBOURNE ROAD FOR THE COMPREHENSIVE DEVELOPMENT OF A MIXED-USE URBAN EXTENSION COMPRISING UP TO 700 DWELLINGS INCLUDING AFFORDABLE HOUSING, 8,600 SQ.M. OF EMPLOYMENT FLOORSPACE, MEDICAL CENTRE, SCHOOL, COMMUNITY CENTRE, RETAIL, PLAYING FIELDS, CHILDREN'S PLAY SPACE, ALLOTMENTS, AMENITY OPEN SPACE, INTERNAL ACCESS ROADS, CYCLE AND FOOTPATH ROUTES, AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE) FOR 700 DWELLINGS AND COMMERCIAL FLOORSPACE. The committee discussed the application, and that outline had already been approved and what comments/questions they would like to raise about the reserved matters. Questions: How many bungalows would be on the site and where, as these were a part of Polegate's character? Has funding been secured for the primary school and medical centre? Chimneys are also a part of the character of the area, will all properties have chimneys as only certain designs seemed to include this? Where land has been set aside for the school and medical centre if funding or the need is not there will a condition be placed to ensure that it cannot be used for anything else until 10 years have expired? What else would happen with the land? It should be ring

fenced for these provisions in the future.
Where is the drop off point for the school?
What will be in the community orchard, what planting and type?
Are any of the bungalows that should be on the site going to be affordable?

Comments:

It was noted that the houses were fairly large, but its wasn't clear where the bungalows would be.

This development would create an urban sprawl and join Polegate Willingdon and Eastbourne as no real boundary had been created. Polegate Town Council has been opposed to this huge development as the number of cars (despite comments from highways) Polegate Town Council disagrees and believes that the development will have a huge impact on the road system particularly the A2270. Recently the Hindsland site had simple works traffic lights, and this has caused huge tailbacks and issues with traffic in the area.

Polegate Town Council would like to see as many EV points as possible in properties but could not see that this had been allocated. As a "green" development, all properties should also have solar panels.

It was resolved to submit the above questions and comments to the application VOTE All in favour.

The meeting closed at 10.40am

Signed by _____ Chair of Planning Committee _____ Dated _____