

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Tuesday 27th October 2020 at 10.00am by remote meeting

Present: Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper

Not present: - Cllr D Watts M Falkner

No members of public present

Minute No.	Subject/Resolution
12702	Suspend standing orders
12703	Opportunity for public comment One received and commented upon along with the applicaiotn.
12704	Apologies for absence Cllrs D Watts, M Falkner
12705	Declarations of interest in any items on the agenda None
12706	Minutes of planning Committee meeting held on 30th July 2020 <u>It was resolved that the minutes of 30th July 2020 are an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper</u>
12707	Any other plans received prior to the meeting - notified to the public None
12708	Planning Applications <u>WD/2020/1862/P19</u> – WATER HOUSE, PORTERS WAY, POLEGATE, BN26 6RJ - DEMOLITION OF ROOF TO THIRD FLOOR OF EXISTING BUILDING AND CONSTRUCTION OF TWO FURTHER ADDITIONAL STOREYS OF RESIDENTIAL ACCOMMODATION (12 X 2 BED APARTMENTS TOTAL) AND NEW ROOF TO MATCH EXISTING. The application was discussed in detail including objections and the extra stories that were being proposed and how it might affect the nearby houses. The committee stated that this would set a precedent in Polegate which they were unhappy about. The committee were also concerned about the lack of additional car parking for the 12 new proposed flats. <u>It was resolved to submit objections to the application, that it would be overdevelopment and affect the nearby houses amenity. It would also set a precedent in Polegate. It was also requested that a district councillor be requested to “call in” the application in order that it be heard at a meeting and not delegated. VOTE All in favour of submitting the objections Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper</u> <u>WD/2020/1765/F</u> - CLAREHOLME, DITTONS ROAD, POLEGATE, BN26 6HT - PROPOSED THREE, FOUR BEDROOM HOUSES, REMOVAL OF SIDE EXTENSIONS TO EXISTING HOUSE, WIDENED CROSSOVER. The application was discussed in detail including resident objections, including the impact it would have on the houses in Buttercup drive. The committee felt it was one house too many on the land and the layout changed so that the house backing onto three houses in

	Buttercup drive be removed. <u>It was resolved to submit objections to the application that it was overdevelopment of the land, and that two additional houses only, and not three would be suitable but the third additional house would adversely affect many houses in Buttercup drive. VOTE All in favour of submitting the objections Cllrs Mrs W Alexander, Mrs C Berry, Mrs M Piper</u>
12709	Delegated Applications – already submitted <u>for information only</u> WD/2020/0379/MAO – LAND TO THE NORTH OF DITTONS FARMHOUSE, DITTONS ROAD, POLEGATE BN26 6HY – PROPOSED 12 NO. ONE-BEDROOM FLATS, 10 NO. TWO-BEDROOM HOUSES AND 8 NO. THREE-BEDROOM HOUSES, INCLUDING REPOSITIONING OF ROAD APPROVED UNDER APPLICATIONS WD/2016/3035/MAO and WD/2019/0442/MRM. OBJECTIONS - A Councillor said that if the following issues were resolved he would support the application: The Councillor noted that the entry road from Dittons Road is very close to the main roundabout and was concerned that the increased level of perceived traffic exiting from this road (i.e. 55 extra car parking spaces minimum) could be at risk from speeding traffic coming off from roundabout. The traffic exiting this road would be in difficulty when attempting to turn right as there is no space for them in middle of road, just waiting areas for traffic making exit turns from Dittons Road. The Councillor noted that a travel plan co-ordinator will manage the Travel Plan but will do this when 25% occupancy has been achieved. It may be better to anticipate and manage problems before people move in. Noise from Jubilee Way could be problematic. The Councillor noted the conclusions in the noise report state part of the site would be a noise level of over 55dB. This is indicated by a red area on their map. Mention is made of houses needing adequate ventilation. Closing windows to reduce noise is unsatisfactory. The area is waste ground so this area would be put to purposeful use, The site is constrained by ground instability according to the SuDS report of March 2019. Instability could be a problem resulting from increased infiltration. These comments are the same as those submitted to Wealden District Council on the 15th April 2020. The Councillor noted the inclusion of a recent drainage/waste report, but could see no grounds for changing their comments. A Councillor concurred with the above, especially in relation to the potential danger at the roundabout and the potential noise levels from Jubilee Way. WD/2020/1242/F - 25 ST JOHNS ROAD, POLEGATE, BN26 5BN - SIDE EXTENSION & REPLACEMENT GARDEN ROOM STORE. NO OBJECTIONS. One Councillor noted that the garden building could be used as a workshop, but assumed that this would not be for commercial purposes. The Councillor commented that note would have to be taken of possible noise levels. WD/2020/1064/F – UNIT C3 CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH. INTERNAL AND EXTERNAL ALTERATIONS AND CHANGE OF USE FROM USE CLASS B1/B8

MULTISKILLED WAREHOUSE TO USE CLASS D2 TO FORM A ROCK CLIMBING AND TRAINING CENTRE WITH AN ANCILLARY CAFETERIA ON THE GROUND FLOOR AND OFFICES UPSTAIRS. NO OBJECTIONS.

[WD/2020/1039/MAJ](#) - LAND TO THE WEST OF STONE CROSS GARDEN CENTRE, DITTONS ROAD, STONE CROSS, BN24 5EP - PROPOSED 70 BED CARE HOME INCLUDING LANDSCAPED GARDENS AND PARKING FACILITIES. NO OBJECTIONS, but a Councillor had the following comments:

The Councillor noted the application states parking will be provided for 28 cars. The point of entry and exit will add to the congestion that already exists on Dittons Road near the roundabout.

The transport statement in point 7.6 makes mention of trains as being part of how people could travel to the home. The nearest railway station at Polegate is about 50 to 60 minutes' walk away.

The Ecological report conclusions with regard to provision of fencing and protection of hedgerows to protect species needs to be upheld.

The application states surface water will be drained via the existing watercourse soakaway. It also says sewerage will be treated by mains sewerage and a package treatment plant. This is where the Councillor's main area of concern lies and in the opinion of the Councillor is misleading. Contrary evidence is found within the Drainage strategy. It is stated that a watercourse does not exist (point 2). The ground is Clay and unsuitable for soakaway. According to the Borehole document the clay is at a depth of only between 0.10 m to 0.3 m in different areas and consists of very silty clay. Southern Water describe that currently the foul sewer located on the map in the vicinity has no capacity to accommodate additional flow. (point 4). There is no public water sewer in the vicinity (point 3).

With regard to the wastewater treatment System, the strategy describes how 'it is envisaged in the near future, once Southern upgrade main sewer, the treatment system will be removed'.

Therefore this scheme relies on anticipated modification.

[WD/2020/1283/F](#) - BYEWAYS, SAYERLAND LANE, POLEGATE, BN26 6QP - PROPOSED NEW DWELLING WITHIN THE CURTILAGE WITH A BIKE SHED. NO OBJECTIONS, but a Councillor made the following comments: There should be no further extension to the height of the building in the future as this would in the Councillor's opinion be detrimental to the rural location. It appears space would be limited re any further future extension at ground level. The Councillor noted the new build would be reliant upon a septic tank which is in place and presumably to be shared with the current house along with the drive. Any visitor parking should not be reliant upon parking in the lane.

[WD/2020/1497/F](#) - 15 SUNSTAR LANE, POLEGATE, BN26 5HS - REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF SINGLE-STOREY EXTENSION TO THE REAR AND 'HIP TO GABLE' ROOF EXTENSIONS TO EACH SIDE WITH ROOF WINDOWS TO THE REAR AND ASSOCIATED ALTERATIONS. NO OBJECTIONS.

[WD/2020/1288/F](#) - 37 OAKLEAF DRIVE, POLEGATE, BN26 6PS - SINGLE STOREY SIDE/REAR

EXTENSION, EXISTING DORMER EXTENSIONS TO FRONT AND REAR & SIDE PORCH. ERECTION OF NEW GARDEN WALLS WITH NEW DROPPED KERB TO FORM OFF STREET PARKING. NO OBJECTIONS.

[WD/2020/1506/F](#) - 25 GOLDEN MILLER LANE, POLEGATE, BN26 5HW - REMOVE EXISTING CONSERVATORY, ERECTION OF REAR EXTENSION, LOFT CONVERSION, NEW WINDOWS AND INTERNAL ALTERATIONS. NO OBJECTIONS.

[WD/2020/1502/MFA](#) - LAND ADJOINING GREENLEAF GARDENS, POLEGATE, BN26 6PF - REMOVAL OF CONDITION 2 OF APPLICATION [WD/2018/1122/MRM](#) (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION [WD/2016/0644/MAO](#) (RESIDENTIAL DEVELOPMENT OF UP TO 40 RESIDENTIAL UNITS INCLUDING AFFORDABLE HOUSING AND ASSOCIATED DEVELOPMENT)) IN ORDER TO REMOVE THE REQUIREMENT FOR A SCHEME TO SECURE FURTHER MITIGATION OF VEHICLES CROSSING ASHDOWN FOREST. OBJECTIONS - A Councillor did not think it appropriate that Condition 2 be removed, and commented that levels of traffic emissions and air pollution must be taken into consideration. A Councillor vehemently supported this objection and stated they could see no good reason to remove Condition 2.

WK/202006216 – 27 SUNFLOWER LANE, POLEGATE BN26 6FD – PREMISES LICENCE. NO OBJECTIONS.

[WD/2019/1766/LDE](#) - JOAN HUGHES COURT, WALNUT WALK, POLEGATE, BN26 5AR - 2 NO HIGH LEVEL WINDOWS ON LEFT HAND SIDE FLANK OF COMMUNAL LOUNGE TO BE CLOSED UP TO MATCH EXISTING AND DOOR OPENING ADJACENT TO STAIRS 6 TO BE CLOSED TO MATCH EXISTING. NO OBJECTIONS.

[WD/2020/1374/F](#) - POLEGATE NEWS, 4 HIGH STREET, POLEGATE, BN26 5AA - INSTALLATION OF ROLLER SHUTTERS TO PROVIDE INCREASED SECURITY. NO OBJECTIONS.

[WD/2020/1682/F](#) - 9 WALNUT WALK, POLEGATE, BN26 5AD - GROUND FLOOR REAR EXTENSION TO FORM NEW LOUNGE/GARDEN ROOM EXTENSION. NO OBJECTIONS.

[WD/2020/1506/F](#) – 25 GOLDEN MILLER LANE, POLEGATE BN26 5HW – REMOVE EXISTING CONSERVATORY, ERECTION OF REAR EXTENSION, LOFT CONVERSION, NEW WINDOWS AND INTERNAL ALTERATIONS. NO OBJECTIONS.

[WD/2020/1958/F](#) – LAND AT GAINSBOROUGH LANE TO THE NORTH OF 42 BAHRAM ROAD – PROPOSED REPLACEMENT GARAGE ON LAND AT GAINSBOROUGH LANE. NO OBJECTIONS.

[WD/2020/1968/F](#) – 23 SAYERLAND ROAD, POLEGATE BN26 6NX – PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH DORMERS TO FRONT AND BACK. NO OBJECTIONS, but a Councillor commented that there should be greater consideration to the roof line as the proposed dormers are too imposing in appearance. A Councillor agreed that the dormers were too imposing and not in keeping with the rest of the alterations. The Councillor they should be altered, and some other type of window installed which would be more in keeping.

These were noted by all present.

12710	Planning decisions by Wealden District Council – for information only WD/2020/0743/F – THE HOBBIT, DITTONS ROAD, POLEGATE BN26 6HX – SIDE AND FRONT INFILL EXTENSION, GARAGE CONVERSION AND NEW OPEN PORCH TO FRONT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH JULY 2020. WD/2020/0196/MFA - LAND TO THE NORTH OF GREENLEAF GARDENS, POLEGATE, BN26 6PH - MINOR MATERIAL AMENDMENT TO APPLICATION WD/2018/1122/MRM (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION WD/2016/0644/MAO (RESIDENTIAL DEVELOPMENT OF UP TO 40 RESIDENTIAL UNITS INCLUDING AFFORDABLE HOUSING AND ASSOCIATED DEVELOPMENT)) INVOLVING VARIATION OF CONDITION 10 IN ORDER TO CONSTRUCT A CAR BARN BETWEEN PLOTS 31 AND 32. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH JULY. WD/2020/0672/F - 24 DYMCHURCH CLOSE, POLEGATE, BN26 6ND - SINGLE STOREY EXTENSION TO SIDE AND REPLACEMENT OF CONSERVATORY WITH TILED ROOF COVERED AREA TO REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD JULY 2020. WD/2020/0859/F - 1 SOUTHFIELD, POLEGATE, BN26 5LU - SINGLE STOREY SIDE EXTENSION TO CONSIST OF NEW ENTRANCE PORCH, ADDITIONAL BEDROOM AND WC ALONG WITH NEW LIVING ROOM. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD JULY 2020. WD/2020/0997/F - 65 HIGHGROVE CRESCENT, THE MILL, POLEGATE, BN26 6FL - ERECTION OF NEW ONE STOREY GARDEN ROOM TO REAR OF PROPERTY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH JULY 2020. WD/2020/0281/F - PLOT 46, TWIN OAKS DRIVE, POLEGATE, BN26 6GH - APPLICATION FOR 1 X 3 BED ADDITIONAL DWELLING, LOCATED WITHIN A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED PRIVATE AMENITY SPACE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH AUGUST 2020. WD/2020/0819/MFA - LAND SOUTH OF DITTONS FARMHOUSE, DITTONS ROAD, POLEGATE BN26 6HY - MINOR MATERIAL AMENDMENT TO WD/2019/0442/MRM (RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2016/3035/MAO (OUTLINE APPLICATION FOR THE ERECTION OF 78 DWELLINGS AND ASSOCIATED WORKS) INVOLVING VARIATION OF CONDITION 4 TO CORRECT ERRORS MADE ON APPROVED DRAWINGS, ESPECIALLY THE SITE LAYOUT, TO ENABLE THE PLOTS TO FIT ON SITE (SITE LAYOUT AMENDED TO MATCH THE ROOFS OF THE HOUSE TYPES AND HOUSE TYPE 180 REVISED TO ALLOW OTHER PLOTS TO FIT). APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH AUGUST 2020. WD/2020/1048/F - 25 BUTTERCUP DRIVE, POLEGATE, BN26 6FB - SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY, WHICH WILL EXTEND THE LOUNGE IN TO THE REAR GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH AUGUST 2020. WD/2020/1062/F - 25 OLD DRIVE, POLEGATE, BN26 5ET - EXTENSION AND CONVERSION OF ATTACHED GARAGE TO FORM GAMES ROOM WITH W.C., STORE AND LINK CONSERVATORY. REPLACE GARAGE DOORS WITH WALL AND WINDOW. APPROVED BY WEALDEN DISTRICT COUNCIL ON 25TH AUGUST 2020. WD/2020/1064/F – UNIT C3 CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH.
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	INTERNAL AND EXTERNAL ALTERATIONS AND CHANGE OF USE FROM USE CLASS B1/B8 MULTISKILLED WAREHOUSE TO USE CLASS D2 TO FORM A ROCK CLIMBING AND TRAINING CENTRE WITH AN ANCILLARY CAFETERIA ON THE GROUND FLOOR AND OFFICES UPSTAIRS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 17TH SEPTEMBER 2020. WD/2020/1242/F - 25 ST JOHNS ROAD, POLEGATE, BN26 5BN - SIDE EXTENSION & REPLACEMENT GARDEN ROOM STORE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH SEPTEMBER 2020. WD/2020/1283/F - BYEWAYS, SAYERLAND LANE, POLEGATE, BN26 6QP - PROPOSED NEW DWELLING WITHIN THE CURTILAGE WITH A BIKE SHED. REFUSED BY WEALDEN DISTRICT COUNCIL ON 18TH SEPTEMBER 2020. WD/2020/1288/F – 37 OAKLEAF DRIVE, POLEGATE BN26 6PS – SINGLE STOREY SIDE/REAR EXTENSION, EXISTING DORMER WINDOWS TO FRONT AND REAR & SIDE PORCH. ERECTION OF NEW GARDEN WALLS WITH NEW DROPPED KERB TO FORM OFF STREET PARKING. REFUSED BY WEALDEN DISTRICT COUNCIL ON 25TH SEPTEMBER 2020. WD/2020/1497/F – 15 SUNSTAR LANE, POLEGATE BN26 5HS – REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY EXTENSION TO THE REAR AND ‘HIP TO GABLE’ ROOF EXTENSIONS TO EACH SIDE WITH ROOF WINDOWS TO THE REAR AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 12TH OCTOBER 2020. Noted by all present
12711	Planning Budget 2021 Allocation of £200 for Planning matters. <u>It was resolved to submit £200 for the planning budget for 2021/22. VOTE All in favour Cllrs W Alexander, Mrs C Berry, Mrs M Piper</u>
12712	Other planning items (a) Planning White Paper – corporate comment. The chair of planning had attended a remote meeting on the white paper, but said that it was on outline white paper and more detail would be known later. <u>It was agreed to submit the councillor comment to the white paper consultation and that further comments might be submitted when more details were known. VOTE All in favour Cllrs W Alexander, Mrs C Berry, Mrs M Piper</u> (b) Wealden District Council – Strategic Housing and Economic Land Availability Assessment Noted by those present.

The remote meeting ended at 10.21am

Chair of Planning Committee _____ Date