

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the Planning meeting held on Monday 17th June 2019 at 7.30pm in the Council Chambers 49 High Street, Polegate, BN26 6AL

Present: Cllrs Mrs W Alexander, J Harmer, Mrs M Piper

Not present: - Cllrs Cllr M Falkner, D Watts

0 members of public present

Minute No.	Subject/Resolution
12696	Opportunity for public comment None
12697	Apologies for absence Cllrs D Watts, M Falkner
12698	Declarations of interest in any items on the agenda Cllr Mrs M Piper stated that she was employed by One Stop, part of the Tesco company.
12699	Minutes of the meeting held on 23rd January 2019 <u>It was resolved to accept the minutes of the planning meeting on 23rd January 2019 as an accurate record of the meeting. The minutes were signed by the chair of the meeting.</u> <u>VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u>
12700	Any other plans received prior to the meeting - notified to the public WD/2019/1156/AI ESSO POLEGATE EXPRESS, 94 EASTBOURNE ROAD, POLEGATE, BN26 5DD 6.3M PYLON SIGN <u>It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u>
12701	Planning Applications WD/2019/0795/F – UNIT 7 CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – USE FOR MINOR MECHANICAL REPAIRS OF CARS. The application and covering letter from the applicant was discussed, in particular with regards to parking and it was commented that the whole area was being gutted to provide the inspection bay. It was noted that the applicant had other units and access to other vehicle parking. The committee were surprised that on the new plan the WC was not marked and agreed to comment on this. The working times were considered suitable. <u>It was resolved to submit no objections to the application and add a comment that the WC was not marked and it was not clear whether this was being removed also. (There were no toilet of staff facilities being left in the unit, which may affect future tenants/owners.)</u> <u>VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u> WD/2019/1048/F – 15 HIGH STREET, POLEGATE BN26 5EP – PROPOSED CHANGE OF USE OF COMMERCIAL PREMISES INTO RESIDENTIAL INCLUDING ALTERATIONS TO ROOF TO CREATE 2 NO. 2 BEDROOM TOWN HOUSES. The committee discussed the application and how pleased they were that the building was at last being brought into a good state of repair after many years being left derelict. They had some concerns over the lack of parking. It was noted that the application stated it was not required. They felt that the garden could be used for parking and the front would not longer

	be suitable as the front doors would be there. A councillor commented that there was a right of way directly at the rear of the houses (between the house and the garden). It was agreed that for the two houses the committee would like to see at least one parking space allocated ideally two. <u>It was resolved to submit no objections to the application with the additional comment that council would like to see at least one, ideally two parking spaces allocated for the houses. It should also be noted that there is a right of way directly across the back of the houses. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u> <u>WD/2019/1120/F</u> – ROBINS BANK, DITTONS ROAD, POLEGATE BN26 6JG – REAR EXTENSION TO GARAGE. <u>It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u> <u>WD/2019/0982/F</u> – 7 OTTEHAM CLOSE, POLEGATE BN26 5AZ – EXTENSION TO THE REAR, SMALL SIDE EXTENSION TO THE FRONT TO CREATE AN ENSUITE AND CREATION OF NEW PORCH. <u>It was resolved to submit no objections to the above application . VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u> <u>WD/2019/1053/AN</u> – COMMERCIAL UNIT 1, FORMER POLEGATE STATION, STATION ROAD, POLEGATE – 2. NO FASCIA SIGNS/HANGING SIGN WITHIN EXISTING POST/WINDOW VINYLs. <u>It was resolved to submit no objections to the above application . VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u> <u>WD/2019/1109/F</u> – DOWNSVIEW, DITTONS ROAD, POLEGATE BN26 6HS – DEMOLITION OF EXISTING GARAGES, PROPOSED TWO STOREY FRONT, SIDE AND REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSION. <u>It was resolved to submit no objections to the above application . VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, J Harmer</u>
12702	Delegated Applications <u>WD/2018/2628/MFA</u> – LAND AT DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO APPLICATION <u>WD/2018/1178/MFA</u> (MINOR MATERIAL AMENDMENT TO <u>WD/2015/2053/MRM</u> (RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION <u>WD/2010/2255/MEA</u> FOR 57 NO. RESIDENTIAL DWELLINGS INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)) VARIATION OF CONDITION 2 IN ORDER TO MAKE CHANGES TO HOUSE TYPES AND ELEVATIONALCHANGES. NO OBJECTIONS. <u>WD/2016/2592/F</u> – 2 SHEPHAM LANE, POLEGATE BN26 6LZ – CONSTRUCTION OF 4 NO. FOUR-BEDROOMED DETACHED HOUSES. OBJECTIONS: The Committee reiterated the objections made by the Planning Committee on the 16th July 2018, viz. issues of water and sewage and whether these had been addressed; loss of wildlife habitats. The Committee considered that the new road access shown on the revised plan was too close to the existing junction on such a narrow road, and could increase the risk to traffic and pedestrians. The Committee also stated that it believed Polegate requires smaller 1 – 2 bedroomed properties, not executive-type properties. <u>WD/2019/0307/F</u> – 22 SUNSTAR LANE, POLEGATE BN26 5HS – SINGLE STOREY REAR EXTENSION AND RAISED PATIO. NO OBJECTIONS.

[WD/2019/0184/F](#) – 65 KENSINGTON WAY, POLEGATE BN26 6FH – BUILD A LEAN-TO ROOF ON THE REAR OF THE HOUSE INTO THE GARDEN. NO OBJECTIONS.

WK/201814032 – COMMERCIAL UNIT ONE, OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – PREMISES LICENCE NEW APPLICATION. NO OBJECTIONS, but three Councillors asked if consideration could be given to reducing the number of hours during which the premises will be licensed to sell alcohol.

[WD/2019/0442/MRM](#) – DITTONS FARM, DITTONS ROAD, POLEGATE BN26 6HY – RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION [WD/2016/3035/MAO](#) (OUTLINE APPLICATION FOR THE ERECTION OF 78 DWELLINGS AND ASSOCIATED WORKS.

OBJECTIONS: A Councillor stated that they believed this was an unnecessary development. A Councillor commented that the acoustic fence would be more in keeping with Golden Jubilee Way if it had trees planted in front of it to match the opposite side of the road, albeit this would not be possible where the fence is next to the pavement. A Councillor felt that the cladding and design of the front of the dwellings was very dark, and would be better if it were a lighter colour to make the development more pleasant in appearance.

[WD/2019/0467/MRM](#) – BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON – PHASE 1 RESERVED MATTERS PURSUANT TO [WD/2016/0986/MAO](#) (OUTLINE APPLICATION) WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS FOR 155 DWELLINGS (INCLUDING 35% AFFORDABLE HOUSING). OBJECTIONS: Councillors remain opposed to this development and do not support it. They object as follows: (i) Strongly disagreed with the local Highway Authority conclusion that traffic impact is acceptable. The roads around that area are already gridlocked at peak times and busy at other times. Councillors know residents and road users do not find the current traffic flow as acceptable and are against further unsustainable development. (ii) The planning statement conclusion states the development is 'acceptable in terms of appearance, layout, landscaping and scale'. Again this is acceptable to the developers but as neighbours' letters point out is totally unacceptable to people who live in the area. (iii) The site drainage summary point number 3.54 states 'flood risk to and from the site following development is not increased'. The pages of data fail to state the common sense conclusion that water does not soak away through concrete, roads etc whereas it will soak away through fields and countryside. This summary acknowledges that a flood risk exists as stated in their sentence where they indirectly state the flood risk remains though wrongly claim it won't increase with this massive building development. (iv) The local area does not have the infrastructure for this development. (v) Pollution levels are already very high; this will add to pollution. (vi) The crime rate is on the increase; more development increases the likelihood of crime increasing with no or little police presence available. (vii) Public rights of way and remaining countryside are under threat.

[WD/2019/0470/F](#) – 42 WINDMILL ROAD, POLEGATE BN26 5BG – SINGLE STOREY REAR EXTENSION WITH EXTERNAL DECKING. NEW ROOFLIGHTS. EXTERNAL MODIFICATIONS INCLUDING ALTERATIONS TO WINDOWS AND HARDSCAPING. NO OBJECTIONS.

[WD/2019/0518/F](#) – 17 WESTERN AVENUE, POLEGATE BN26 6EP – ERECT SINGLE STOREY EXTENSION AT REAR. NO OBJECTIONS.

	<u>WD/2019/0696/F</u> – 47 MANOR WAY, POLEGATE BN26 5AS – TWO STOREY REAR EXTENSION. NO OBJECTIONS. <u>WD/2019/0713/F</u> – 57 BRIGHTLING ROAD, POLEGATE BN26 5AU – PROPOSED EXTENSION AT REAR TO REPLACE EXISTING CONSERVATORY. NO OBJECTIONS. <u>WD/2019/0799/F</u> – 23 OAKLEAF DRIVE, POLEGATE BN26 6PR – SINGLE STOREY SIDE AND REAR EXTENSION AND CONVERSION OF LOFT WITH REAR FACING DORMER. NO OBJECTIONS. <u>WD/2019/0970/F</u> – 9 BAHRAM ROAD, POLEGATE BN26 5JB – SINGLE STOREY EXTENSION TO EXISTING SEMI-DETACHED BUNGALOW. NO OBJECTIONS. <u>WD/2019/0879/F</u> – 34 ST MARY’S, ABERDALE ROAD, POLEGATE BN26 6NH – PROPOSED SINGLE STOREY REAR EXTENSION AND ALTERATION TO SIZE AND POSITION OF WINDOW AT THE FRONT OF THE PROPERTY. NO OBJECTIONS. <u>WD/2019/0950/AI</u> – MCDONALDS RESTAURANT, HAILSHAM ROAD, POLEGATE BN26 6QL – REFURBISHMENT OF THE RESTAURANT TO INCLUDE MINOR ALTERATIONS TO ELEVATIONS WITH THE EXISTING TIMBER SLAT CORNER SHIELD TO BE REPLACED WITH TIMBER EFFECT ALUMINIUM AND ASSOCIATED WORKS TO THE SITE. THE REFURBISHMENT OF BOTH CUSTOMER ORDER DISPLAYS (COD) AND OVERHEAD CANOPIES. THE INSTALLATION OF A GOAL POST HEIGHT RESTRICTOR AND NEW DIGITAL SIGNAGE SUITE. NO OBJECTIONS. <u>WD/2019/0949/F</u> - MCDONALDS RESTAURANT, HAILSHAM ROAD, POLEGATE BN26 6QL – REFURBISHMENT OF THE RESTAURANT TO INCLUDE MINOR ALTERATIONS TO ELEVATIONS WITH THE EXISTING TIMBER SLAT CORNER SHIELD TO BE REPLACED WITH TIMBER EFFECT ALUMINIUM AND ASSOCIATED WORKS TO THE SITE. THE REFURBISHMENT OF BOTH CUSTOMER ORDER DISPLAYS (COD) AND OVERHEAD CANOPIES. THE INSTALLATION OF A GOAL POST HEIGHT RESTRICTOR AND NEW DIGITAL SIGNAGE SUITE. NO OBJECTIONS. <u>WD/2019/0941/F</u> – 66 VICTORIA ROAD, POLEGATE BN26 6BY – SINGLE STOREY INFILL EXTENSION. NO OBJECTIONS. <u>WD/2019/0716/F</u> – SUITE D, DITTONS BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6HY – CHANGE OF USE FROM B1 TO D1. NO OBJECTIONS. Noted by all present
12703	Planning decisions by Wealden District Council – for information only <u>WD/2018/2432/FR</u> – UNIT C3, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF TWO MEZZANINE FLOORS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD JANUARY 2019. <u>WD/2018/2629/FA</u> – LAND NORTH OF DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO <u>WD/2018/1175/F</u> (ERECTION OF A SINGLE TWO-STOREY DETACHED DWELLING WITH DETACHED GARAGE AND VEHICULAR ACCESS, TOGETHER WITH CREATION OF NEW VEHICULAR ACCESS TO WESTBOURNE LODGE) ALTERATIONS TO EXTERIOR FINISH, PORCH AND WINDOWS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH JANUARY 2019. <u>WD/2018/2501/PO</u> – SAYERLAND HOUSE, SAYERLAND LANE, POLEGATE BN26 6QP – REMOVAL OF SECTION 52 PLANNING AGREEMENT DATED 7 MARCH 1974 ATTACHED TO

	APPLICATION K/1973/2014/F (CONVERSION OF BARN) TO ALLOW SAYERLAND COTTAGE TO BECOME A SEPARATE RESIDENTIAL UNIT. SECTION 106 OBLIGATION REVOCATED BY WEALDEN DISTRICT COUNCIL ON 1ST FEBRUARY 2019. WD/2018/2026/FR – UNIT G3, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF TWO MEZZANINE FLOORS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 5TH FEBRUARY 2019. WD/2019/0013/F – 24 BROOKSIDE AVENUE, POLEGATE BN26 6DJ – PROPOSED LOFT CONVERSION INCLUDING HIP TO GABLE AND REAR DORMER. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 4TH FEBRUARY 2019. WD/2018/2165/FR – 56 WEST CLOSE, POLEGATE BN26 6EL – PART RETROSPECTIVE ELEVATED TREE HOUSE. REFUSED BY WEALDEN DISTRICT COUNCIL ON 18TH FEBRUARY 2019. WD/2019/0184/F – 65 KENSINGTON WAY, POLEGATE BN26 6FH – BUILD A LEAN-TO ROOF ON THE REAR OF THE HOUSE INTO THE GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH MARCH 2019. WD/2019/0307/F – 22 SUNSTAR LANE, POLEGATE BN26 5HS – SINGLE STOREY REAR EXTENSION AND RAISED PATIO. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH MARCH 2019. WD/2018/2628/MFA – LAND AT DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO APPLICATION WD/2018/1178/MFA (MINOR MATERIAL AMENDMENT TO WD/2015/2053/MRM (RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2010/2255/MEA FOR 57 NO. RESIDENTIAL DWELLINGS INCLUDING APPEARANCE, LANDSCAPING LAYOUT AND SCALE)) VARIATION OF CONDITION 2 IN ORDER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH MARCH 2019. WD/2018/2129/F – LAND ADJACENT TO UNIT J6, CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – CONSTRUCTION OF TWO STOREY OFFICE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH APRIL 2019. WD/2019/0518/F – 17 WESTERN AVENUE, POLEGATE BN26 6EP – ERECT SINGLE STOREY EXTENSION AT REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 18TH APRIL 2019. WD/2018/2746/F – 27 BUTTERCUP DRIVE, POLEGATE BN26 6FB – PROPOSED ANNEX. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD APRIL 2019. WD/2019/0713/F – 57 BRIGHTLING ROAD, POLEGATE BN26 5AU – PROPOSED EXTENSION AT REAR TO REPLACE EXISTING CONSERVATORY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH MAY 2019. WD/2019/0696/F – 47 MANOR WAY, POLEGATE BN26 5AS – TWO STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23RD MAY 2019. Noted by all present
12704	Other planning items The chair mentioned that the Wealden Local Plan was still being heard by the inspector.

The meeting closed at 7.57 pm Chair of Planning Committee _____ Date