

**UNADOPTED
POLEGATE TOWN COUNCIL**

Minutes of the Planning Committee meeting held Friday 7th June 2024 at 10:15am at Council chambers 49 High Street, Polegate BN26 6AL.

Present: Cllrs D watts, D Dunbar, J Heward, M Cunningham, C Berry, M Piper (6)

Not Present: W Alexander, J Keen (2)

No Members of the Public

Minute No.	Subject/Resolution
13582	Opportunity for public comment for items on the agenda None
13583	Apologies for absence Cllrs W Alexander, J Keen
13584	Declarations of interest in any items on the agenda Cllr Dunbar WD/2024/1179 non prejudicial (did not take part in discussion or vote)
13585	Minutes of the Planning Committee meetings 23rd February 2024 and 10th May 2024 <u>The minutes of the meeting were taken as accurate and signed by the chair VOTE All in favour</u>
13586	Planning Applications <u>WD/2024/0946/MRM</u> <u>MORNINGS MILL FARM, EASTBOURNE ROAD, LOWER WILLINGDON, BN20 9NY</u> <u>RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION 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 FLOORSPEACE, 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) - PHASE 0 COMPRISING THE PROPOSED SPINE ROAD AND ASSOCIATED INFRASTRUCTURE.</u> The application was discussed at length in that it covered Landscape, drainage and the spine road only. SPINE ROAD: - No issues DRAINAGE: Not an expert on drainage and insufficient experience to comment in detail. It is assumed that the drainage level for the attenuation pond in the North West corner will be well below the ground level of Polegate Town Council's Brightling Road recreation area and that no water will flow to it from the application site – but see Landscape comment-

	LANDSCAPE: The outlines of areas with attenuation ponds lack certain detail about the likely size of the ponds throughout the year and whether the applicant sees these as 'greenspace' which arguably these are not. These are large and appear to be relatively shallow ponds. With the current and in future expected heavier summer rainfall these may be wet areas throughout and ideal for breeding by various flying insects including but not limited to mosquitoes. Increased temperatures and longer mosquito breeding seasons (due to warmer and longer summers) may help the spread of <i>Aedes aegypti</i>. <i>Aedes</i> mosquitoes, which transmit infections such as chikungunya, dengue fever, West Nile virus and Zika virus infection are now found in: Albania, Austria, Bosnia-Herzegovina, Bulgaria, Croatia, Cyprus, France, Germany, Greece, Hungary, Italy, Kosovo, Moldova, North Macedonia, Portugal, Romania, Slovenia, Spain and Turkey. <i>Culex</i> mosquitoes which transmit West Nile virus, are also are widespread in Europe. In 2022, there were 1,133 cases (including 92 deaths) of West Nile virus disease reported from the following countries: Italy, Greece, Romania, Germany, Hungary, Croatia, Austria, France, Spain, Slovakia and Bulgaria. With warmer and wetter summers insects breeding in attenuation ponds is likely to be a problem. Is the management company for the attenuation pond areas to be responsible for insect control? Will this be a specific and legal responsibility ? If not who will and will this be a cost to the tax or rate payer ? Greenspace recreation or muddy unkempt areas? If the attenuation ponds are large but shallow though there may be at times “greenspace”, this may be mud rather than grass and unusable for recreation . Are the ponds to be fenced for Health & Safety and if so will WDC confirm not usable or counting towards Greenspace ? It was agree that the lake being so large and its location could adversely impact the only large parcel of open space that the council owns in Polegate for residents to play on and have events on and the lake would potentially also adversely impact the Jubilee nature reserve which was also adjacent to the proposed lake. There were concerns over the depth of the lake/pond, regarding whether it would be large enough to prevent the water flooding either the already wet Brightling Road Leisure Ground or the Jubilee nature reserve.
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	There were concerns that the likelihood of mosquitoes and other insects that may be brought in would affect the two open space areas adversely. The committee questioned whether the pond would be fenced off, have safety life rings etc. It was agreed that the pond could dry out and just an ugly patch of mud would be left for anyone wanting to walk along footpath 5. The pond may also smell and adversely affect the recreation ground users and the Jubilee Nature reserve users. There were no dimensions shown on the size and depth of the pond, but it appeared in the images to be a huge portion of the field that is currently used for walks. How it would be managed and whether an overarching management company would manage all of the development or if this was to be sold off in smaller areas whether a number of management companies would be involved. The latter was considered to be a risk on the health and safety if multiple management companies were to be contracted. The pond/lake would be directly next to the walkway/path shown and this could be an issue for dog walkers and those with children. The committee questioned whether the pond/land was considered to be green space as clearly is would not be usable to play sports etc. This is the only portion of the development within Polegate town boundary and there should be an element of greenspace within the Polegate part of the development. The committee asked where the pond would feed into if the pond overflowed, it would prevent people walking along footpath 5 and may flood the recreation ground and Jubilee Nature reserve. Whilst biodiversity may increase, the types of insects, flies etc may not be suitable to put directly next to a recreation ground where people go to play sports, have picnics and events. It was already considered to be a development that would have serious detrimental affects on the communities of Polegate and Willingdon and it was important that these opinions were considered in order to get the best for the communities. There were concerns that any changes to the plans (as these were reserved matters) could have huge consequences. There must be an element of green space from this development in the part of the development within the Polegate boundary. The green space should be flat and accommodate some ability to play sports as there is already a deficit of green space within Polegate (and Willingdon) and this development should ensure that a percentage of the development in the Polegate boundary was green space. There should be areas for adult and youth play areas and recreational areas. There was a positive comment about the plans to have affordable retirement provision on the development. <u>POLEGATE TOWN COUNCIL REQUESTED A COPY OF THE NEWT SURVEY REFERRED TO IN THE LETTER TO DISTRICT LICENSING.</u> It was agreed that if some species needed to be relocated this could be done on the Jubilee nature reserve, as originally agreed. The committee agreed that the whole development would have a devastating impact on wildlife and loss of countryside. <u>It was requested that Wealden District Council place a TPO on the Avenue of trees on the development and fines large enough to prevent them being accidentally knocked down/ or insist on replacements of equal size / maturity</u> and the town clerk was asked to check if any of the other trees within the Polegate boundary would be adversely affected and potentially require a protection order.
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The district council was asked to protect the Hedgerows which had been there for decades if not longer and to let the council know how these could be protected.

It was resolved to submit the above comments and objections to the above application.

VOTE All in favour.

[WD/2024/1179/P19 PD New dwellinghouses on detached blocks of flats](#)

[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 \(6 X 2 BED APARTMENTS AND 6 X 1 BED APARTMENTS\) AND NEW ROOF TO MATCH EXISTING.](#)

The above application was discussed at great length and the following comments made:

Inadequate road access and parking: The building is accessed via a cul-de-sac (Porters Way) which is a busy pedestrian thoroughfare for the elderly and school children. The road is used by many people dropping off for the train station already and despite parking restrictions in place (which are never enforced) cars are parked on both sides of the road day and night. This causes blockages and congestion, preventing emergency vehicles and refuse collections already and as all tenants in Water House have one allocated parking space, but many have two cars, this could only get worse.

Inadequate refuse collection points: the flats currently have 3 large black biffa bins and 3 large green recycling bins at the entrance to the property. These are often filled to overflowing, leaving the lids open and allowing seagulls and vermin to spread the rubbish across the car park and street. As it is open access, fly-tipping also takes place and there is regularly beds, mattresses, TVs and other furniture abandoned. This will only get worse with the proposed additional dwellings.

Closure of the public alleyway: This was proposed previously as a way of extending the car park. As this is a very popular cut through used by the public to reach town and the station, closing it off would result in the public having to walk along the main Station Road, potentially being dangerous for children and increasing the distance to local shops for elderly residents nearby.

The East Sussex Rights of Way team were told by the landowner that they would voluntarily register the right of way, however this has never happened.

Concerns over strength of foundations: Concerns were expressed that the foundations of the building are not strong enough to hold the additional two floors.

Reduction of natural light: An additional two floor on Water House (South facing) would result in a substantial loss of natural light for nearby properties in Porters Way and Gilda Crescent.

Noise & disruption: Residents of the flats who may be working at home would not be able to do so easily with the disruption and noise.

	Demand for local services: The local school and GP services are already stretched to overcapacity and with the recent approval of the building of 700 homes off Eastbourne Road, any additional dwelling would only put further strain on these. Rejected planning permission locally: A planning application to convert the old police station into dwellings was recently rejected for the same reasons as above. The committee are opposed to this application and consider it not viable or of benefit to the community of Polegate. It is considered to be overdevelopment and a back door way of getting the appeal for the building in the car park approved. This land was originally a well used car park and is gradually being eroded into blocks of flats. A comment was made that as this was over 10 dwellings extra this would invoke the need for play space and any S106 agreements made between wealden District Council and the developers should include enough funding to actually purchase equivalent land for green space/ open space to avoid creating an additional deficit in Polegate. <u>It was agreed to submit the above objections and comments on the above application.</u> <u>VOTE 5 for 1 abstention Cllr D Dunbar.</u>
13587	Any other plans received prior to meeting (post agenda)- notified to public. <u>Application No. WD/2024/0811/MEA Application</u> <u>LAND NORTH OF POLEGATE</u> <u>THE PROVISION OF A ROUNDABOUT JUNCTION TO THE A22 AS AN ALTERNATIVE MEANS OF ACCESS TO SERVE THE DEVELOPMENT SUBMITTED UNDER PLANNING APPLICATION WD/2023/0260/MEA (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).</u> The above application was discussed at length. There were concerns on the proposed roundabout and how it would adversely affect the traffic flow. The committee considered that National Highways would need to consider what would work best, but the committee did not feel that a roundabout would work well, especially considering the proposed changes to the A22 and the A2270 bus corridor. It was felt any additional junctions would slow traffic and negate the bus corridor improvements. Suggested alternatives, slip roads similar to the one used at the K2. Another suggestion was similar to that used in America, where the lights are monitored and only allow vehicles onto the road when its safe/clear to do so. (Managed access). The committee were concerned that the road speed had already been reduced and further reductions in speed would affect traffic flow and the Cophall roundabout. The committee commented that the best outcome would not to have any development there, but that any access must be looked at again as this solution was not considered to be suitable.

	<u>It was resolved to submit objections and comments on the application as above and suggest that the developers rethink and discuss with National Highways and find a safe suitable alternative. VOTE All in favour.</u>
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Meeting closed at 11:23am

Signed Chair of Planning Committee _____ Date _____