



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

Telephone: 01323 488114

Town Clerk – Jo Tricker e-mail admin@polegatetowncouncil.gov.uk

Town Mayor – Cllr Douglas Murray email cldr.d.murray@polegatetowncouncil.gov.uk

20th December 2022

Notice is hereby given of a meeting of the **Planning Committee** to be held on **6th January 2023** at **10:30am** at **Council Chambers, High Street, Polegate BN26 6AL**.

Town Clerk

The press and public have a right and are welcome to attend but are reminded that they must remain silent when the meeting is in progress in accordance with the Public Bodies (Admissions to Meetings) Act 1960. Comments or questions from members of the public on matters on the agenda will be received at the beginning of the meeting. The time allowed is a maximum of 2 minutes per speaker (this can be extended, if appropriate, and at the Chairman's discretion). The press and public are advised to wait until the resolution to exclude the press and public has been proposed and voted upon before withdrawing.

A G E N D A

- 1. Opportunity for public comment**
- 2. Apologies for absence.**
- 3. Declarations of interest in any items on the agenda.**
- 4. Minutes of the Planning Committee meeting held on 29th November 2022**
- 5. Planning Applications**

**WD/2022/3181/F GROUND FLOOR, 7 HIGH STREET, POLEGATE, BN26 5EP
USE OF THE PREMISES AS A TATTOO STUDIO**

- 6. Any other plans received prior to meeting - notified to public.**
- 7. Delegated Applications – already submitted for information only**

In order to comply with the Data Protection Act 2018, all persons attending this meeting are hereby notified that the meeting will be recorded. The purpose of this is that recordings act as an aide-memoire to assist the Clerk in the compilation of the minutes. The recordings are held in a secure location and deleted once it has been resolved that the minutes are a true and correct record.

WD/2022/2320/F 52 Hyperion Avenue, Polegate BN26 5HT
Proposed single storey rear extension replacing existing single storey conservatory
No objections submitted to Wealden District Council

WD/2022/3119/F 25 Sunstar Lane, Polegate BN26 5HS
Removal of existing conservatory and erection of porch to the front and single story extension to the rear and alterations
No Objections submitted to Wealden District Council

WD/2022/3165/F 10 Hyperion Avenue, Polegate BN26 5HU
Single Storey extension
No Objections submitted to Wealden District Council

WD/2022/1389/F 34 Station Road, Polegate BN26 6BE
proposed new build 2 bedroom detached bungalow with off street parking space and new vehicle crossover formed onto station road

Objections were submitted with the following comments: A councillor described the application as an overview – making comments on their main points of contention. The councillor was concerned: that it was not a sole owner applying for the planning permission; whether the plot is large enough for comfortable

WD/2022/1215/MAJ Car park adjoining Polegate Railway Station, off Roy Martin Way, Polegate
Erection of a five-storey apartment block containing residential units on the upper floors and parking and servicing on the ground floor. Vehicle access off Roy Martin Way and pedestrian only access from porters way.

Objections

There were major concerns over the reduction in the car parking. There were concerns that the bin location was under the building and inside, which the committee thought could be a major fire risk. The committee noted that the parking was also on the ground floor. They questioned whether this would cause issue with the parking in Polegate. The number of units per floor was noted by the committee. They noted that there were potentially some archaeological early deposits in the area. There were concerns over the drainage as there had been noted that there were lots of rots in mass in the underground pipes in the high street. The committee noted that this would need to connect to the existing foul sewer network. There were concerns that the papers stated there was no financial viability? It was noted that the vibration was ok even though it was near to the train station and the design and access statement was helpful. There was good natural light in the rooms in the proposed building, but this 5-storey building would affect houses in Gilda crescent in terms of their privacy and their light as the evening sun would mean a shadow would be cast along those properties in Gilda Crescent. There were concerns about the refuse access as it was quite a narrow road. There were major concerns about the loss of car parking in the town. Part of the car park had already been built on and this would reduce the car parking even further. The paperwork stated that there was plenty of scope for parking in nearby streets, but the council and residents are very aware of all the car parking issues within the town, as wealden district Council has failed in providing a free car park for the town, unlike all the other major towns in wealden. The committee spoke about how

In order to comply with the Data Protection Act 2018, all persons attending this meeting are hereby notified that the meeting will be recorded. The purpose of this is that recordings act as an aide-memoire to assist the Clerk in the compilation of the minutes. The recordings are held in a secure location and deleted once it has been resolved that the minutes are a true and correct record.

disappointed they were and deeply concerned that any move to remove more free parking would kill the high street and also cause more issues with parking in nearby residential streets. There was a post in the middle of the proposed access to the proposed building. The committee wanted a comment to be passed to Wealden on the council's deep concern over any more loss of car parking spaces and urged Wealden District Council to provide a free car park in the town as they do in the other major towns. The committee stated that Wealden should make a commitment to providing a car park for Polegate and not treating Polegate differently to the other major towns. Much of the housing was being pushed into this area and if there were no car park or reduced parking which this application would create there would be a drop in visitors to the shops and town centre. It would be harmful to local business to approve this application. There were concerns that locating a housing building in the middle of a car park would create potential anti-social behaviour risks and pollution risks to residents in that property. There were concerns over the potential to create a crime location where it didn't exist currently. The committee reiterated that Wealden District Council should not be approving this and that it had been turned down in the past as shown in the planning history. They felt that Wealden should be looking at providing a free car park as they did in the other major towns in Wealden. The committee felt very strongly against this application and hoped that Wealden would take note of the town council's comments. There was no five year plan and the planning committee had no confidence in Wealden Districts Planning department, as many unsuitable plans keep being approved in Polegate despite huge opposition. The committee felt that if Wealden District Council approved this plan it should provide a new free car park to Polegate like they do in the other major towns. The beauty of this current car park is its central location near the shops. The concerns were that if the application were to be approved where would all the cars go to park or would they stop using the shops completely. It was resolved to submit the above objections and comments to Wealden District Council reiterating the council's **STRONG** objections to this application. **VOTE** all in favour of the objections stated above.

8. Planning Decisions by Wealden District Council

WD/2022/1509/F the Hobbit Dittons Road, Polegate BN26 6HX
Proposed front and rear extensions to existing property
Approved by Wealden District Council on 1/12/22

WD/2022/2447/F 13 Windmill Road, Polegate BN26 5BG
Loft conversion with hip to gable extension and rear dormer
Approved by Wealden District Council on 5/12/22

9. Other planning matters

Little Shepham Shepham Lane Polegate BN26 6NB Application for approval of details reserved by condition 6 (affordable housing) attached to WD/2016/3047/MAO Appeal re APP/C1435/W/22/3310505

In order to comply with the Data Protection Act 2018, all persons attending this meeting are hereby notified that the meeting will be recorded. The purpose of this is that recordings act as an aide-memoire to assist the Clerk in the compilation of the minutes. The recordings are held in a secure location and deleted once it has been resolved that the minutes are a true and correct record.