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9th July 2018

Notice is hereby given of a meeting of the **Planning Committee** to be held on Monday the 16th July 2018 at 7:30pm at **Council Chambers, 49 High Street, Street, Polegate BN26 6AL**

J. Ognjanovic

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 meeting held on 3rd April 2018**
- 5. Any other plans received prior to meeting - notified to public.**
- 6. Planning Applications**

[WD/2018/1178/MFA](#) – LAND TO THE NORTH OF DITTONS ROAD, POLEGATE BN26 6HX – 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).

[WD/2016/2592/F](#) – 2 SHEPHAM LANE, POLEGATE BN26 6LZ – CONSTRUCTION OF 4 NO. FOUR-BEDROOMED DETACHED HOUSES WITH SEPARATE GARAGES.

- 7. Delegated Applications – already submitted for information only**

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WD/2018/0632/F – 22 GOLDEN MILLER LANE, POLEGATE BN26 5HW – ERECT CONSERVATORY AT REAR. NO OBJECTIONS.

WD/2018/0584/F – 30 WEST CLOSE, POLEGATE BN26 6EL – 1 STOREY EXTENSION TO REAR. GARAGE CONVERSION. NO OBJECTIONS.

WD/2018/0398/F – 52 HIGHGROVE CRESCENT, POLEGATE BN26 6FN – ADDITION OF 3M x 3M LEAN-TO CONSERVATORY. NO OBJECTIONS.

WD/2018/0836/F – 32 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED PORCH AND ENLARGEMENT OF EXISTING FIRST FLOOR AREA WITH HIP TO GABLE ROOF EXTENSIONS, REAR DORMERS, ROOF WINDOWS AND ASSOCIATED ALTERATIONS. NO OBJECTIONS, but one Councillor observed that the alterations may result in a lack of privacy which may be a concern for near neighbours.

WD/3390/CC – POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – TEMPORARY SINGLE MOBILE CLASSROOM. NO OBJECTIONS.

WD/2018/0449/F – 5 WESTERN AVENUE, POLEGATE BN26 6EP – PROPOSED EXTENSIONS TO FRONT AND REAR ELEVATIONS AND CONVERSION OF OUTBUILDING INTO SELF CONTAINED DWELLING AND ASSOCIATED WORKS. OBJECTIONS.

The Delegated Committee unanimously objected to this application and have raised the following objections and observations:

Councillors have noted the alterations of the new plans WD/2018/0449/F. However, previous plans have been considered as shown in the planning history the previous one having only recently been considered in March. PTC still considers that the application should be refused on the grounds of overdevelopment, overshadowing, and overlooking and the new plans received do not appear to mitigate this in any way. Living accommodation for the proposed building is still too close to neighbouring properties. Noise would still be an issue and the privacy of the neighbours both sides would be seriously encroached upon in an unsatisfactory way.

The current building as it stands was originally to be used for vehicles only and subsequently was only approved for use as a storage facility for a charity. The owner at the time (current) promised that it would be never be converted to a dwelling.

The WD/2012/1002/F was misleading as it showed the building within a spacious area when this was not the case, as neighbouring properties are very close. An enormous garage with a high roof was the result.

The appearance and shape of the proposed building would still not be appropriate for the environment. In the town council's opinion, it is purely designed to be crammed into a small space and this is overdevelopment. A previous application to convert the upper area of the garage into a play space was refused in 2012 and subsequent applications have all been either refused or rejected.

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With regards to living accommodation, nothing has changed as there remain close neighbouring buildings on either side of what was supposed to be a garage and store only. (For a charity)

Councillors have asked that neighbours letters from all previous applications be taken into account, as they have consistently opposed the overdevelopment of the garage.

The area is only suitable for vehicular use as per the original approved application in 2005 (WD/2005/3301/F) The committee has still noted that on the planning history, application WD/2017/1990/F has been listed but was resubmitted in both December, March and as the current application.

The Committee reiterate that not only is this overdevelopment, but the speed at which applications are being resubmitted is likely to be causing the elderly and disabled neighbours a great deal of stress.

The committee asked whether there is a time period before a new application can be submitted for what is essentially the same application with minor variances in the shape of the building.

The committee also asked if there was a possibility of applicant to be asked to submit was what effectively tracked changes (i.e. what has actually changed on an application compared to previous ones?) due to the vast number of applications being submitted which do not materially change the impact on the neighbouring residents and properties.

[WD/2018/0870/F](#) – 41 BARONS WAY, POLEGATE BN26 5JJ – SINGLE STOREY REAR EXTENSION WITH FLAT ROOF. NO OBJECTIONS.

[WD/2018/0966/F](#) – 13 BRIGHTLING ROAD, POLEGATE BN26 5DB – SINGLE-STOREY REAR EXTENSION. NO OBJECTIONS.

[WD/2018/0566/F](#) – NIGHTINGALE FARM BARN, HAILSHAM ROAD, POLEGATE BN26 6RE – HORTICULTURAL POLYTUNNELS. NO OBJECTIONS.

[WD/2018/1085/F](#) – 24 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED LOFT CONVERSION INCLUDING REAR DORMER TOGETHER WITH REAR EXTENSION. NO OBJECTIONS.

[WD/2018/0599/F](#) – 14 HIGH STREET, POLEGATE BN26 5AA – TWO STOREY SIDE EXTENSION COMPRISING STORE AT GROUND FLOOR, ACCESS STAIR AND BATHROOM AT LOWER GROUND FLOOR, INSTALLATION OF STEEL ACCESS STAIR TO REAR ELEVATION. NO OBJECTIONS.

[WD/2018/0841/RM](#) – LAND TO REAR OF 9 WESTERN AVENUE, POLEGATE BN26 6EP – RESERVED MATTERS PURSUANT TO [WD/2017/0715/OA](#) (REMOVAL OF CONDITIONS 6 & 7 FROM APPLICATION [WD/2016/1897/O](#) (OUTLINE PLANNING CONSENT FOR ERECTION OF CHALET BUNGALOW TO THE REAR OF 9 WESTERN AVENUE, POLEGATE)). NO OBJECTIONS.

[WD/2018/1058/F](#) – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – DEMOLITION OF BUILDING USED FOR STORAGE OF BUILDING

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MATERIALS/OFFICE AND ERECTION OF DWELLING WITH PARKING. NO OBJECTIONS.

[WD/2018/1198/F](#) – 26 OLD DRIVE, POLEGATE BN26 5ET – UPGRADING OF EXISTING CONSERVATORY INTO A HABITABLE EXTENSION, INCLUDING NEW FLAT ROOF. NO OBJECTIONS.

[WD/2017/2947/F](#) – 3 LEVETT ROAD, POLEGATE BN26 6LP – REMOVAL OF POOR CONDITION DETACHED CONCRETE FRAME/PANEL GARAGE AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION IN CAVITY MASONRY ELEVATIONS AND A FLAT ROOF OVER WITH EXTERNAL CHIMNEY STACK TAKEN DOWN. NO OBJECTIONS.

[WD/2018/1253/F](#) – 129 SOUTHFIELDS, POLEGATE BN26 5LZ – ERECT CONSERVATORY AT REAR. NO OBJECTIONS.

8. Planning decisions by Wealden District Council – for information only

[WD/2017/2928/F](#) – 105 BRIGHTLING ROAD, POLEGATE BN26 5AX – SINGLE STOREY SIDE AND REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH MARCH 2018.

[WD/2018/0014/F](#) – 31 HYPERION AVENUE, POLEGATE BN26 5HT – REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH MARCH 2018.

[WD/2018/0183/F](#) – 2 WINDSOR WAY, POLEGATE BN26 6QA – SINGLE STOREY EXTENSION TO SIDE AND REAR ELEVATIONS AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH APRIL 2018.

[WD/2018/0334/F](#) – 33 MANOR WAY, POLEGATE BN26 5AT – CONSTRUCTION OF EXTENSION TO REAR ELEVATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 12TH APRIL 2018.

[WD/2018/0441/F](#) – 10 MAPLELEAF GARDENS, POLEGATE BN26 6PD – ERECT PORCH AT FRONT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH APRIL 2018.

[WD/2018/0049/MFA](#) – BLUEBELL WAY, POLEGATE BN26 6HT – VARIATION OF CONDITION 13 OF APPLICATION [WD/2015/1478/FA](#) – (MINOR MATERIAL AMENDMENT TO APPLICATION [WD/2013/1193/MAJ](#) (RETENTION OF EXISTING DWELLING AND ERECTION OF CLASS B1 BUSINESS UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING)). APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH APRIL 2018.

[WD/2018/0394/F](#) – 57 PEVENSEY ROAD, POLEGATE BN26 6HP – ERECT SINGLE STOREY EXTENSION AT REAR AND AT FRONT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 25TH APRIL 2018.

[WD/2018/0584/F](#) – 30 WEST CLOSE, POLEGATE BN26 6EL – 1 STOREY EXTENSION TO REAR. GARAGE CONVERSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND MAY 2018.

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[WD/2018/0504/F](#) – 42 BRIGHTLING ROAD, POLEGATE BN26 5AU – EXTENSION FROM HIPPED ROOF TO GABLE AND FORMATION OF DORMER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD MAY 2018.

[WD/2018/0632/F](#) – 22 GOLDEN MILLER LANE, POLEGATE BN26 5HW – ERECT CONSERVATORY AT REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH MAY 2018.

[WD/2018/0398/F](#) – 52 HIGHGROVE CRESCENT, POLEGATE BN26 6FN – ADDITION OF 3M x 3M LEAN-TO CONSERVATORY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH MAY 2018.

[WD/2018/0836/F](#) – 32 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED PORCH AND ENLARGEMENT OF EXISTING FIRST FLOOR AREA WITH HIP TO GABLE ROOF EXTENSIONS, REAR DORMERS, ROOF WINDOWS AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH JUNE 2018.

[WD/2018/0282/FR](#) – 1 LEVETT CLOSE, POLEGATE BN26 6LR – RETROSPECTIVE APPLICATION FOR ERECTION OF PURPOSE BUILT GARAGE AND FENCE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH JUNE 2018.

[WD/2018/0870/F](#) – 41 BARONS WAY, POLEGATE BN26 5JJ – SINGLE STOREY REAR EXTENSION WITH FLAT ROOF. APPROVED BY WEALDEN DISTRICT COUNCIL ON 28TH JUNE 2018.

[WD/2018/0966/F](#) – 13 BRIGHTLING ROAD, POLEGATE BN26 5DB – SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND JULY 2018.

9. Other planning items

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