



Polegate Town Council, Council Office, 49 High Street, Polegate BN26 6AL
Telephone: 01323 488114

Town Clerk – Jo Ognjanovic e-mail admin@polegatetowncouncil.gov.uk
Town Mayor – Cllr Ms A Snell email cllr.a.snell@polegatetowncouncil.gov.uk

7th February 2018

Notice is hereby given of a meeting of the **Planning Committee** to be held on Monday the 19th February 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 6th November 2017**
- 5. Any other plans received prior to meeting - notified to public.**
- 6. Planning Applications**

[WD/3388/CC](#) – POLEGATE PRIMARY SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – CONSTRUCTION OF A TWO STOREY EXTENSION TO THE SOUTH EAST OF THE MAIN SCHOOL BUILDING TO PROVIDE A NEW ENTRANCE LOBBY, TEACHING ACCOMMODATION, KITCHEN AND HALL WITH ASSOCIATED HARD AND SOFT PLAY AREAS, A MULTI-USE GAMES AREA AND A NEW CAR PARKING AREA PROVIDING 8 ADDITIONAL SPACES TO THE EAST OF THE SCHOOL SITE ENTRANCE.

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

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[WD/2017/2161/F](#) – 12 HIGH STREET, POLEGATE BN26 5AA – CHANGE OF USE OF THE GROUND FLOOR TO A3 WITH HOT FOOD AND INSTALLATION OF EXTRACTION EQUIPMENT IN KITCHEN AND CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO ONE BEDROOM DWELLING FOR THE OCCUPANCY OF THE APPLICANT AND REPLACEMENT OF SHOP FRONT. NO OBJECTIONS.

[WD/2017/2118/AI](#) – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – RE-BRANDING OF EXISTING SIGNAGE TO INCLUDE: NEW FASCIA SIGNAGE, NEW VINYL WINDOW GRAPHICS, NEW HANGING/"BUS STOP" SIGNAGE, NEW ATM SIGNAGE, RE-BRANDED TOTEM SIGNAGE, NEW CAR PARK SIGNAGE. NO OBJECTIONS.

[WD/2017/2600/F](#) – 21 NORTHFIELD, POLEGATE BN26 5EF – PROPOSED PORCH. NO OBJECTIONS.

[WD/2017/2728/F](#) – 82 HERON RIDGE, POLEGATE BN26 5BL – BEDROOM ADDITION AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION. NO OBJECTIONS.

[WD/2017/1990/F](#) – 5 WESTERN AVENUE, POLEGATE BN26 6EP – CONVERSION OF OUTBUILDING INTO SELF CONTAINED DWELLING WITH FRONT AND REAR EXTENSIONS AND ASSOCIATED WORKS. OBJECTIONS: 1) The current pitched roof is too high and as living accommodation is too close to neighbouring properties. Noise may be an issue and privacy would be seriously encroached upon. 2) The current building was to be used for vehicles only, though plans at the time in application WD/2012/1002/F were misleading as they show a building within a spacious area when this was not the case as neighbouring properties were very close. An enormous garage with a high roof was the result. 3) The appearance and elongated shape of the proposed building would not be appropriate for the environment. It is purely designed to be crammed into a small space and this is over development. 4) A previous application to convert the upper area of the garage into a play space was refused in 2012. With regard to living accommodation, nothing has changed as there remain close neighbouring buildings on either side; and 5) Councillors have asked that neighbours' letters from the original application be taken into account as they were only recently written and Councillors wonder whether those same neighbours are aware of this fresh attempt to get an over development passed.

[WD/2017/2699/F](#) – 39 GREENLEAF GARDENS, POLEGATE BN26 6PF – SINGLE STOREY SIDE EXTENSION. NO OBJECTIONS.

[WD/2017/2821/F](#) – 'WOODCOTE', WANNOCK ROAD, POLEGATE BN26 5EA – REAR ADDITION AND REBUILDING OF ENTRANCE PORCH. NO OBJECTIONS.

[WD/2017/2650/F](#) – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – ERECTION OF JUMBRELLA AND YARD EXTENSION. NO OBJECTIONS.

[WD/2017/2778/F](#) – 4 WINDMILL ROAD, POLEGATE BN26 5BG – PROPOSED PART SINGLE PART TWO STOREY REAR EXTENSION. NO OBJECTIONS.

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[WD/2017/2861/F](#) – 11 ST JOHNS ROAD, POLEGATE BN26 5BN – SINGLE STOREY REAR EXTENSION AND RESTORATION OF ORIGINAL PORCH FEATURES. NO OBJECTIONS.

[WD/2017/2851/AI](#) – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING. NO OBJECTIONS, BUT TWO COUNCILLORS SUGGESTED EAST SUSSEX HIGHWAYS BE ASKED TO COMMENT IN VIEW OF THE FACT THAT SOME OF THE ILLUMINATED SIGNS WERE ADJACENT TO THE HIGHWAY.

[WD/2017/2725/FR](#) – POLEGATE ROYAL BRITISH LEGION CLUB, 27 VICTORIA ROAD, POLEGATE BN26 6DB – RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF A SMALL NON ENCLOSED SMOKING SHELTER TO COVER PAVED AREA. NO OBJECTIONS.

[WD/2017/2808/F](#) – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – DEMOLITION OF BUILDING USED FOR STORAGE OF BUILDING MATERIALS/OFFICE AND ERECTION OF DWELLING WITH PARKING. NO OBJECTIONS.

[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)). NO OBJECTIONS.

[WD/2018/0172/F](#) – 65 ST JOHNS ROAD, POLEGATE BN26 5BT – REPLACEMENT OF EXISTING BRICK-BUILT PLATFORM TO THE REAR OF THE DWELLING WITH WOODEN VERANDA (PART COVERED). ERECTION OF WOODEN GARDEN BUILDING WITH PITCHED ROOF IN REAR GARDEN. NO OBJECTIONS.

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

[WD/2017/2116/F](#) – 20 NURSERY CLOSE, POLEGATE BN26 6JY – ERECTION OF ONE, TWO BEDROOM BUNGALOW IN GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD NOVEMBER 2017.

[WD/2017/2070/F](#) – 58 GILDA CRESCENT, POLEGATE BN26 6AW – CONSTRUCTION OF CONSERVATORY TO REAR ELEVATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH NOVEMBER 2017.

[WD/2017/2109/F](#) – 5 BRIGHTLING ROAD, POLEGATE BN26 5DB – LOFT CONVERSION WITH REAR DORMER AND HIP-TO-GABLE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 10TH NOVEMBER 2017.

[WD/2017/2295/F](#) – 44 OLD DRIVE, POLEGATE BN26 5ES – SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 27TH NOVEMBER 2017.

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[WD/2017/2268/FR](#) – PRIORY COURT FARM, SAYERLAND LANE, POLEGATE BN26 6QX – RETENTION OF MOBILE HOME AND DECKING FOR USE AS A CAFÉ (PREVIOUSLY APPROVED UNDER [WD/2014/1160/FR](#)) AND RETROSPECTIVE APPLICATION FOR A LEAN-TO STORE TO THE CAFÉ TOGETHER WITH PERGOLA AND REPLACEMENT OF THE CHEMICAL WC WITH A COMPOSTING WC. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH NOVEMBER 2017.

[WD/2017/2348/FR](#) – 7 REYNOLDSTOWN LANE, POLEGATE BN26 5HJ – RETROSPECTIVE APPLICATION FOR WORKSHOP/SHED. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8TH DECEMBER 2017.

[WD/2017/2242/F](#) – 6 WEST CLOSE, POLEGATE BN26 6EG – TO ERECT A LEAN TO CONSERVATORY TO AN EXISTING KITCHEN EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH DECEMBER 2017.

[WD/2017/2118/AI](#) – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – RE-BRANDING OF EXISTING SIGNAGE TO INCLUDE: NEW FASCIA SIGNAGE, NEW VINYL WINDOW GRAPHICS, NEW HANGING/"BUS STOP" SIGNAGE, NEW ATM SIGNAGE, RE-BRANDED TOTEM SIGNAGE, NEW CAR PARK SIGNAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH DECEMBER 2017.

[WD/2017/2600/F](#) – 21 NORTHFIELD, POLEGATE BN26 5EF – PROPOSED PORCH. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD JANUARY 2018.

[WD/2017/2492/FA](#) – 50 WEST CLOSE, POLEGATE BN26 6EL – VARIATION OF CONDITIONS 8 AND 15 OF [WD/2016/0224/FA](#) (REMOVAL OF CONDITIONS 4 AND 5 OF [WD/2015/1295/F](#) (ERECTION OF 7 NO. CHALET BUNGALOWS TOGETHER WITH ACCESS ROAD)), IN ORDER TO FACILITATE THE FOUL WATER DRAINAGE TO THE MAINS SEWER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 10TH JANUARY 2018.

[WD/2017/2728/F](#) – 82 HERON RIDGE, POLEGATE BN26 5BL – BEDROOM ADDITION AND CONVERSION OF GARAGE INTO HABITABLE ACCOMODATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 15TH JANUARY 2018.

[WD/2017/2699/F](#) – 39 GREENLEAF GARDENS, POLEGATE BN26 6PF – SINGLE STOREY SIDE EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 31ST JANUARY 2018.

[WD/2017/2650/F](#) – THE HORSE AND GROOM, 1 HIGH STREET, POLEGATE BN26 5HA – ERECTION OF JUMBRELLA AND YARD EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH JANUARY 2018.

[WD/2017/2778/F](#) – 4 WINDMILL ROAD, POLEGATE BN26 5BG – PROPOSED PART SINGLE PART TWO STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND FEBRUARY 2018.

9. Other planning items

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