



**Polegate Town Council, Council Office, 49 High Street, Polegate BN26 6AL
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Town Mayor – Cllr Ms A Snell email cllr.a.snell@polegatetowncouncil.gov.uk

22nd March 2018

Notice is hereby given of a meeting of the **Planning Committee** to be held on Tuesday the 3rd April 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 19th February 2018**
- 5. Any other plans received prior to meeting - notified to public.**
- 6. Planning Applications**

[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.

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

[WD/2017/2928/F](#) – 105 BRIGHTLING ROAD, POLEGATE BN26 5AX – SINGLE STOREY SIDE AND REAR EXTENSION. NO OBJECTIONS.

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[WD/2018/0282/FR](#) – 1 LEVETT CLOSE, POLEGATE BN26 6LR – RETROSPECTIVE APPLICATION FOR ERECTION OF PURPOSE BUILT GARAGE AND FENCE. NO OBJECTIONS.

[WD/2018/0014/F](#) – 31 HYPERION AVENUE, POLEGATE BN26 5HT – REAR EXTENSION. NO OBJECTIONS.

[WK/201713986](#) – BRAMLEY FARM, BAY TREE LANE, POLEGATE BN26 6QN – LICENSING APPLICATION FOR EVENT. NO OBJECTIONS.

[WD/2018/0183/F](#) – 2 WINDSOR WAY, POLEGATE BN26 6QA – SINGLE STOREY EXTENSION TO SIDE AND REAR ELEVATIONS AND ASSOCIATED ALTERATIONS. NO OBJECTIONS.

[WD/2018/0334/F](#) – 33 MANOR WAY, POLEGATE BN26 5AT – CONSTRUCTION OF EXTENSION TO REAR ELEVATION. NO OBJECTIONS.

[WD/2017/2261/MAJ](#) – LAND AND BUILDINGS AT NATEWOOD FARM, POLEGATE ROAD, HAILSHAM BN27 3PH – PROPOSED DEMOLITION OF EXISTING FORMER FARM BUILDINGS AND REMOVAL OF PHOTOVOLTAIC SOLAR ARRAY INSTALLATION AND CONSTRUCTION OF COMMERCIAL UNITS (B1) AND STORAGE AND DISTRIBUTION (B8), WITH REPLACEMENT ROOF MOUNTED SOLAR ARRAY. NO OBJECTIONS. However, one Councillor asked that the conditions suggested by Wealden District Council's Engineer/Countryside Officer be implemented.

[WD/2017/2943/MAJ](#) – PREMIER INN, HAILSHAM ROAD, POLEGATE BN26 6QL – ERECTION OF A TWO-STOREY HOTEL ANNEXE (USE CLASS C1). RECONFIGURATION AND EXTENSION OF THE CAR PARK. MODIFICATION TO THE COPHALL FARM ENTRANCE FROM BAY TREE LANE. INSTALLATION OF A PLANT ENCLOSURE CONTAINING 4 NO. AC UNITS. NO OBJECTIONS. However, one Councillor queried whether a watercourse runs directly under the proposed new build. Two Councillors commented that there is contradictory information regarding drainage – one document states that drainage will be into a pond, and another that the building will be connected to a main sewer. The Councillors also suggested that a full flood risk assessment should be carried out. One Councillor commented that pollution from increased vehicle movements might affect Ashdown Forest.

[WD/2018/0441/F](#) – 10 MAPLELEAF GARDENS, POLEGATE BN26 6PD – ERECT PORCH AT FRONT. NO OBJECTIONS.

[WD/2018/0394/F](#) – 57 PEVENSEY ROAD, POLEGATE BN26 6HP – ERECT SINGLE STOREY EXTENSION AT REAR AND AT FRONT. NO OBJECTIONS.

[WD/2018/0504/F](#) – 42 BRIGHTLING ROAD, POLEGATE BN26 5AU – EXTENSION FROM HIPPED ROOF TO GABLE AND FORMATION OF DORMER. NO OBJECTIONS.

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

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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. REFUSED BY WEALDEN DISTRICT COUNCIL ON 9TH FEBRUARY 2018.

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. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8TH FEBRUARY 2018.

WD/2017/2821/F – 'WOODCOTE', WANNOCK ROAD, POLEGATE BN26 5EA – REAR ADDITION AND REBUILDING OF ENTRANCE PORCH. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH FEBRUARY 2018.

WD/2017/2861/F – 11 ST JOHNS ROAD, POLEGATE BN26 5BN – SINGLE STOREY REAR EXTENSION AND RESTORATION OF ORIGINAL PORCH FEATURES. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8TH FEBRUARY 2018.

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. APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH FEBRUARY 2018.

WD/2017/2808/F – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – ERECTION OF DWELLING WITH PARKING. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 5TH MARCH 2018.

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. REFUSED BY WEALDEN DISTRICT COUNCIL ON 6TH MARCH 2018.

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). ERRCTION OF WOODEN GARDEN BUILDING WITH PITCHED ROOF IN REAR GARDEN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH MARCH 2018.

9. Other planning items

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