

**UNADOPTED  
POLEGATE TOWN COUNCIL**



**PLANNING COMMITTEE**

**Minutes of the Planning meeting held on Monday 3<sup>rd</sup> July 2017 at 7.30 pm  
Council Chambers 49 High Street, Polegate, BN26 6AL**

**Present:** Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, Ms A Snell (6)

**Not present:** - B Goodwin (1)

No members of public

<b>Minute No.</b>	<b>Subject/Resolution</b>
<b>12105</b>	<b>Opportunity for public comment</b> None
<b>12106</b>	<b>Apologies for absence</b> None
<b>12107</b>	<b>Declarations of interest in any items on the agenda</b> Cllr D Dunbar declared an interest in item 12110
<b>12108</b>	<b>Minutes of the meetings held on 20th March 2017.</b> <i>An amendment of the correct time of 7.47pm (typo 4.47) was corrected.</i> <b>It was resolved that the minutes of the 20<sup>th</sup> March 2017 were an accurate representation of the meeting and signed by the chair.</b> <b>VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, Ms A Snell</b>
<b>12109</b>	<b>Any other plans received prior to meeting - notified to public.</b> None
<b>12110</b>	<b>Planning Applications</b>  <b><u><a href="#">WD/2017/1253/MFA</a></u> – OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – VARIATION OF CONDITIONS 4 AND 17 OF <u><a href="#">WD/2016/2201/MAJ</a></u> (DEMOLITION OF THE EXISTING BUILDING USED AS A RESTAURANT. ERECTION OF A 3 ½ STOREY BUILDING TO CONTAIN A CONVENIENCE STORE AT LOWER LEVEL AND 22 NO. RESIDENTIAL UNITS ABOVE WITH ASSOCIATED PARKING).</b>  The committee discussed the changes in condition at length. There were concerns over the request to alter the retail use. The committee spoke about this and stated that if the developer was unsure as to whether the shop would be viable, it would be better to make the whole area residential and none retail. The committee felt that a retail outlet at that area would compete with the new LIDL, the town centre shops and the independent shop nearby. The sustainability of the store was now in complete doubt and the condition change (change of use type) should be objected to.  <b>It was resolved to submit objections to the change in condition (4) based on the doubt on the viability of the retail outlet. The sustainability of any shop in that location was in doubt and the Council preferred that it be all residential rather than having</b>

**another empty shop. VOTE All in favour of submitting the above objection Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, Ms A Snell**

The committee also discussed the wish of the developers to eliminate the need for a banksman. The committee were adamant that if the retail space were to be used, due to the 40m reversing area that would be around cars, tenants, visitors to the shops, pedestrians, bus stop users and potential children. There were too many blindspots to expect the driver and an untrained person to guide the HGV safely. The council noted that the area at the front was for any use as it was ESCC highways land.

**It was resolved to strongly object to the removal of the need for a banksperson, as it was considered that doing this could lead to accident and potential injury to those using the area. The committee were adamant that if the retail space were to be used, due to the 40m reversing area that would be around cars, tenants, visitors to the shops, pedestrians, bus stop users and potential children. There were too many blindspots to expect the driver and an untrained person to guide the HGV safely. VOTE All in favour of the above objections Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, Ms A Snell**

**[WD/2017/1375/F](#) – 4 HYPERION AVENUE, POLEGATE BN26 5HU – LOFT CONVERSION WITH REAR DORMER.**  
**It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Watts, M Falkner, D Dunbar, Ms A Snell**

**12111**

**Delegated Applications – already submitted for information only**

**[WD/2017/0302/FR](#) – 7 HIGH STREET, POLEGATE BN26 5EP – RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM INSURANCE OFFICE/TAXI BOOKING OFFICE TO DOMICILIARY CARE COMPANY. NO OBJECTIONS, BUT ONE COUNCILLOR OBSERVED THAT THERE COULD BE PARKING PROBLEMS WITH ONLY ONE PARKING SPACE PERMITTED UNDER THE LEASE.**

**[WD/2017/0538/FR](#) – BRITANNIA SUPERFINE LTD, CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – RETENTION OF PRODUCT RESEARCH AND DEVELOPMENT AND SECURITY OFFICE BUILDING. NO OBJECTIONS.**

**[WD/2017/0645/F](#) – THE OAKS, DITTONS ROAD, POLEGATE BN26 6HS – PROPOSED TWO STOREY SIDE EXTENSION. NO OBJECTIONS.**

**[WD/3354/CC](#) – POLEGATE CHILDREN’S CENTRE, OAKLEAF DRIVE, POLEGATE BN26 6PT – SINGLE STOREY EXTENSION TO THE NORTH-EAST OF THE NURSERY BUILDING TO FORM ADDITIONAL PLAY ROOM, TOILETS AND COVERED PLAY AREA WITH ASSOCIATED EXTERNAL WORKS. NO OBJECTIONS.**

**[WD/2017/0336/FA](#) – POLEGATE EQUESTRIAN CENTRE, HAILSHAM ROAD, POLEGATE BN26 6RF – REMOVAL OF CONDITION 5 OF [WD/2014/1240/F](#) (NEW DWELLING (AMENDMENT TO [WD/1998/2423/O](#)**

AND [WD/1999/2069/RM](#)) TO ENABLE RETENTION OF CARAVAN. NO OBJECTIONS.

[WD/2017/0621/F](#) – 82 HERON RIDGE, POLEGATE BN26 5BL – BEDROOM ADDITION AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION. NO OBJECTIONS.

[WD/3362/CC](#) – POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – REMOVAL OF EXISTING 3-BAY MOBILE UNIT TO BE REPLACED WITH 8-BAY MOBILE UNIT FORMING TWO ADDITIONAL CLASSROOMS. NO OBJECTIONS

[WD/2017/0619/F](#) – UNIT G6, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – PROPOSED EXTERNAL AND INTERNAL ALTERATIONS INCLUDING INSTALLATION OF MEZZANINE FLOOR. NO OBJECTIONS.

[WD/2017/0780/LDE](#) – POLEGATE EQUESTRIAN CENTRE, HAILSHAM ROAD, POLEGATE BN26 6RF – CHANGE OF USE OF LAND TO A RIDING SCHOOL. OBJECTIONS/NO OBJECTIONS.

[WD/2017/1194/F](#) – 104 EASTBOURNE ROAD, POLEGATE BN26 5DF – ERECT EXTENSION AT REAR. NO OBJECTIONS.

[WD/2017/1114/F](#) – 9 GATCOMBE CRESCENT, POLEGATE BN26 6FP – TO CONSTRUCT AN ORANGERY TO THE REAR OF THE PROPERTY. NO OBJECTIONS.

[WD/2017/0715/OA](#) – 9 WESTERN AVENUE, POLEGATE BN26 6EP – 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.

Noted by all present

12112

Planning decisions by Wealden District Council – for information only

[WD/2017/0200/F](#) – ‘KARALL’, 8 DROCKMILL CLOSE, POLEGATE BN26 6LX – TO DEMOLISH EXISTING EXTENSION AND CONSERVATORY AND BUILD NEW SINGLE STOREY EXTENSION TO REAR OF PROPERTY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 23<sup>RD</sup> MARCH 2017.

[WD/2016/2201/MAJ](#) – OLD POLEGATE STATION, STATION ROAD, POLEGATE BN26 6EH – DEMOLITION OF THE EXISTING BUILDING USED AS A RESTAURANT. ERECTION OF A 3 ½ STOREY BUILDING TO CONTAIN A CONVENIENCE STORE AT LOWER GROUND LEVEL AND 22 NO. RESIDENTIAL UNITS ABOVE WITH ASSOCIATED PARKING. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30<sup>TH</sup> MARCH 2017.

[WD/2017/0561/F](#) – 3 DITTONS WOOD CLOSE, POLEGATE BN26 6FZ – CONVERSION OF GARAGE INTO PLAY ROOM AND UTILITY. APPROVED BY WEALDEN DISTRICT COUNCIL (CONSITTUTES PERMITTED DEVELOPMENT) ON 20<sup>TH</sup> APRIL 2017.

[WD/2017/0348/F](#) – 19 GOSFORD WAY, POLEGATE BN26 6DR – PROPOSED EXTENSION AT SIDE AND REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2<sup>ND</sup> MAY 2017.

[WD/2017/0145/F](#) – BAYTREE COTTAGE, SAYERLAND LANE, POLEGATE

	<p><b>BN26 6QP – DEMOLITION OF EXISTING OUTBUILDINGS AND REPLACEMENT WITH NEW DWELLING. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 3<sup>RD</sup> MAY 2017.</b></p> <p><b><a href="#">WD/2017/0538/FR</a> – BRITANNIA SUPERFINE LTD, CHAUCER INDUSTRIAL ESTATE, DITTONS ROAD, POLEGATE BN26 6JF – RETENTION OF PRODUCT RESEARCH AND DEVELOPMENT AND SECURITY OFFICE BUILDING. APPROVED BY WEALDEN DISTRICT COUNCIL ON 8<sup>TH</sup> MAY 2017.</b></p> <p><b><a href="#">WD/2017/0302/FR</a> – 7 HIGH STREET, POLEGATE BN26 5EP – RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM INSURANCE OFFICE/TAXI BOOKING OFFICE TO DOMIVILIARY CARE COMPANY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 10<sup>TH</sup> MAY 2017.</b></p> <p><b><a href="#">WD/2017/0645/F</a> – THE OAKS, DITTONS ROAD, POLEGATE BN26 6HS – PROPOSED TWO STOREY SIDE EXTENSION. WITHDRAWN BY WEALDEN DISTRICT COUNCIL ON 19<sup>TH</sup> MAY 2017.</b></p> <p><b><a href="#">WD/2017/0336/FA</a> – POLEGATE EQUESTRIAN CENTRE LTD, HAILSHAM ROAD, POLEGATE BN26 6RF – REMOVAL OF CONDITION 5 OF WD/2014/1240/F (NEW DWELLING (AMENDMENT TO WD/1998/2423/O AND WD/1999/2069/RM)) TO ENABLE RETENTION OF CARAVAN. APPROVED BY WEALDEN DISTRICT COUNCIL ON 26<sup>TH</sup> MAY 2017.</b></p> <p><b><a href="#">WD/2017/0621/F</a> – 82 HERON RIDGE, POLEGATE BN26 5BL – BEDROOM ADDITION AND CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION. REFUSED BY WEALDEN DISTRICT COUNCIL ON 1<sup>ST</sup> JUNE 2017.</b></p> <p><b><a href="#">WD/2017/0780/LDE</a> – POLEGATE EQUESTRIAN CENTRE, HAILSHAM ROAD, POLEGATE BN26 6RF – USE OF LAND AND BUILDINGS AS AN EQUESTRIAN RIDING SCHOOL. APPLICATION ISSUED BY WEALDEN DISTRICT COUNCIL ON 21<sup>ST</sup> JUNE 2017.</b></p> <p><b><a href="#">WD/2017/0619/F</a> – UNIT G6, CHAUCER BUSINESS PARK, DITTONS ROAD, POLEGATE BN26 6QH – PROPOSED EXTERNAL AND INTERNAL ALTERATIONS INCLUDING INSTALLATION OF MEZZANINE FLOOR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13<sup>TH</sup> JUNE 2017.</b></p> <p>Noted by all present</p>
<p><b>12113</b></p>	<p><b>Planning updates / general information.</b></p> <ul style="list-style-type: none"> <li><b>(a) Proposed Section 278 highway works – Ditton’s Road, Polegate – previously circulated to all committee members and comments forwarded to East Sussex County Council Highways.</b></li> <li><b>(b) Proposed expansion of Polegate School.</b></li> </ul> <p>The notes and comments had been circulated prior to the meeting and noted by all present.</p>

The meeting closed at 8.02 pm

Chair of Planning Committee \_\_\_\_\_ Date