

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the meeting held on Monday 14th October 2013 at 7.30 pm
United Reformed Church Hall, 110 Eastbourne Road, Polegate**

Present: M Clewett **MCI** (chair), Cllr H Parker **HP**, Mrs M Piper **MP**, Mrs J Voyce **JV**, T Voyce **TV**, Mrs C Berry **CB** (6)

Not present: Cllrs J Harmer **JH** M Cunningham **MC** (2)

2 members of public

Cllr J O'Riordan was also present

Minute No.	Subject/Resolution	Action
10756	Apologies for absence Cllrs M Cunningham, J Harmer	
10757	Declarations of Interest in any items on the agenda Cllr M Clewett WD/2013/1996/F minute 10760 non prejudicial All Cllrs declared a non prejudicial interest in WD/2013/1960/F minute 10760	
10758	Minutes of the Planning committee meetings of the 8th July 2013 It was resolved that the minutes were accurate and signed by the chair VOTE all in favour	
10759	Opportunity for Public comment Standing orders suspended Mr Dawber spoke briefly about application WD/722/CM and invited councillors to ask him questions on the application should they need to. He explained that there was no crusher little digger and baler for the recycled cardboard Standing orders reinstated	
10760	Planning Applications WD/722/CM Town & Country Planning (development management procedure)(England) Order 2010 – Change of use from B2 use to a materials recycling facility. New Concept service & Installation Co Ltd, Unit 13, Dittons Road, Polegate, East Sussex BN26 6JF A discussion on the application and concerns surrounding the location and vehicular movements was discussed. Concerns were about the possibility of the vehicular movements and lorry sizes increasing if the business took off. There were concerns about dust, noise and although the Chaucer estate was considered industrial it was for light industrial use. It was resolved that the application be approved but with restrictions. The conditions to be that the vehicular sizes and movements should not exceed the level stated in the application. VOTE 3 for 1 against (Cllr Mrs C Berry) 2 abstentions H Parker Mrs J Voyce.	

	<p>WD/2013/1968/F 25 Gilda Crescent, Polegate BN26 6AW Erect Single Storey Extension At Front</p> <p>It was resolved that no objections be submitted as this was small, discreet and well planned and similar to others locally. VOTE All in favour</p> <p>WD/2013/1960/F 4 Rye Close, Polegate BN26 6LT Erect Single Storey extension at rear and garage at side</p> <p>It was resolved that no objections be submitted on the grounds that there are others locally that are similar. VOTE All in favour</p> <p><i>Item 10762 was dealt with at this point minuted in agenda item order.</i></p> <p>WD/2013/1996/F 28 Old Drive, Polegate BN26 5ET Proposed extension to side and rear and loft conversion with hip to gable roof extension, rear dormers and roof windows and associated alterations Cllr M Clewett declared an interest and handed over to the vice chair. Cllr Clewett did not comment on the application or vote.</p> <p>A discussion on the size of the application and other properties in the street. The committee commented that although the footprint was fairly close to the original the overall size was overbearing and effectively changing a two bedroom bungalow into a five bedroom house. The committee agreed to overall the application needs to be scaled down and was overwhelming in size. The committee agreed that the application was out of keeping with the character of most of the houses in the street.</p> <p>It was resolved to submit the following objections The committee considered the application to be overdevelopment. Despite the footprint remaining fairly close to the original, the committee felt that the application was turning a 2 bed bungalow into a 5 bed house and needed to be scaled down. Nothing in the nearby houses was similar to this and it was therefore out of keeping with the character of most houses in the road. VOTE 5 in favour of the objections 0 against 1 abstention Cllr M Clewett.</p> <p>The vice chair (Cllr T Voyce) handed back to the chair (Cllr M Clewett)</p>	
<p>10761</p>	<p>Delegated Applications WD/2013/1633/F 36 Brightling Road, Polegate BN26 5AU Loft conversion together with single storey rear extension Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry No Objections.</p> <p>WD/2013/1451/F Westhyde, Dittons, Road, Polegate BN26</p>	

	<p>6HX Rear additions Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry No Objections.</p> <p>WD/2013/1337/F 30 Station Road, Polegate BN26 6BE Erect single storey extension at rear Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry No Objections.</p> <p>WD/2013/1500/FA Premier Inn, Hailsham Road, Polegate BN26 6QL Variation of condition 3 of WD/2013/0351/F (Two storey extension to hotel, single storey extension to restaurant and extension to car park) Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry No Objections.</p> <p>WD/2013/1617/F 93 Brightling Road, Polegate BN26 5AX Conversion of existing garage with small rear extension and front pitched roof. Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry No Objections.</p> <p>WD/2013/1550/F Green Acres, Dittons Road, Polegate BN26 6HT Proposed hip to barn hip x 1 Three front facing dormers. Front/side extension and rear dormer (part) Delegated Committee: Cllrs M Clewett, T Voyce, Mrs C Berry Objections: Overdevelopment front dormers overpowering and "boxy" appearance, would not object to veluxes in lieu. Plans do not address the issue of the extension being overbearing – recommend refusal. Overdevelopment looks out of proportion.</p> <p>Licensing WK/201303312 McDonalds, Hailsham Road, Polegate Application for serving (non alcoholic) refreshments and food 24 hours. Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry Submitted no objections to the application.</p> <p>Licensing WK/201304721 Treacle Mine, Cophall Farm, Hailsham Road, Polegate BN26 6QL The variation comprises of a request to extend the licensable area to cover a new extension to the premises, and to review a condition limiting the maximum occupancy of the building. Delegated committee: Cllrs M Clewett, T Voyce, Mrs C Berry Submitted no objections to the application.</p>	
10762	<p>Any other plans received prior to the meeting and notified to the public WD/2013/2019/FA Land Adjoining Chaucer business park, Dittons Road,</p>	

	<p>Polegate BN26 6JF Removal of condition 9 of WD/2013/0644/MAJ The committee discussed the removal of the condition, the direction of the photocells and the concerns of residents along the Dittons Road. It was resolved to submit no objections to the application. VOTE 4 for 1 against (Cllr Mrs C Berry) 1 abstention H Parker</p>	
<p>10763</p>	<p>Planning decisions WD/2013/1070/F 19 Hyperion Avenue, Polegate BN26 5HT Roof light to the side elevation of the dwelling (amendment to WD/2013/0294/F) Approved by Wealden District Council on 8th July 2013</p> <p>WD/2013/1102/F 1 Sunstar Lane, Polegate BN26 5HS Provision of new dwelling Approved by Wealden District Council on 8th July 2013</p> <p>WD/2013/1101/F 8 Nursery Close, Polegate BN26 6JY Proposed conversion of roof void into a bedroom including a pitched roof dormer at the front, flat-roofed dormer at the rear and a hip to gable extension at the side, together with a single storey extension at the rear. Approved by Wealden District Council on 22nd July 2013</p> <p>WD/2010/2255/MEA Land At Dittons Road, Polegate Mixed Use – employment and dwellings Approved by Wealden District Council on 17th July 2013</p> <p>WD/2013/1212/F 26 Barons Way, Polegate BN26 5JL Proposed loft conversion with extended ridge, with front and rear dormers (including “dormer” extension over existing kitchen) Refused by Wealden District Council on 14th August 2013</p> <p>WD/2013/1281/F 9 Wannock Drive, Polegate BN26 5DY Two storey rear extension, first floor rear extension with internal alterations. Approved by Wealden District Council on 16th August 2013</p> <p>WD/2013/1337/F 30 Station Road, Polegate BN26 6BE Erect single storey extension at rear. Approved by Wealden District Council on 23rd August 2013</p> <p>WD/2013/1451/F Westhyde, Dittons Road, Polegate BN26 6HX Rear Additions Approved by Wealden district Council 10th September 2013</p> <p>WD/2013/1617/F 93 Brightling Road, Polegate BN26 5AX Conversion of existing garage with small rear extension and front pitched roof Approved by Wealden District Council on 30th September 2013</p> <p>WD/2013/1500/FA Premier Inn, Hailsham Road, Polegate BN26 6QL Variation of condition 3 of WD/2013/0351/F (Two Storey</p>	

	<p>extension to hotel), single storey extension to restaurant and extension to car park) Approved by Wealden District Council on 17th September 2013</p> <p>WD/2013/1633/F 36 Brightling Road, Polegate BN26 5AU Loft conversion together with single storey rear extension Approved by Wealden District Council on 2nd October 2013</p> <p>WD/2013/1550/F Green Acres, Dittons Road, Polegate BN26 6HT Proposed hip to barn hip x 1 three front facing dormers. Front/side extension and rear dormer (part) Approved by Wealden District Council on 10th October</p> <p>Tree Preservation Orders TM/2013/0137/TPO 9 Hythe Close, Polegate BN26 6LQ Remove 5 Oak Trees within the tree preservation order (Polegate) No 20,1985 Granted consent by Wealden District Council on 18th July 2013 with conditions</p> <p>TM/2013/0268/TPO Development Lynholm Road, Pevensey Road, Polegate BN26 6HJ Cut main limb below cavity tree subject to tree preservation order (Polegate) No. 41, 1991 Granted consent by Wealden District Council with conditions</p>	
10764	<p>Planning updates/general Information – for information only</p> <p>The chair commented on the neighbourhood planning funding; the consideration of WD/2013/1257/MRM Land North of Dittons Road Reserved matters relating to the phase 2 residential element of the outline planning permission, as it relates to appearance, landscaping, layout and scale, comprising 68 dwellings. A voluntary environmental statement was submitted in support of the outline application-meeting on 17th October 2013; WD/2013/1193/MAJ Land North of Dittons Road, Polegate BN26 6HT – Retention of existing dwelling and erection of class B1 business units with associated access, parking and landscaping – meeting on 17th October 2013.</p>	

The meeting closed at 7.48 pm