

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

Minutes of the meeting held on 17th October 2012 at 7.30pm St Johns Church Hall, Polegate

Present: M Clewett **MCI**, Mrs C Berry **CB**, T Voyce **TV** Mrs M Piper **MP**, Cllr H Parker (5)

Not present: J Harmer **JH** (ex officio), Cllr Mrs J Voyce (2)

Clerk J Ognjanovic **JO**

Cllrs M Cunningham, D Broadbent, J O'Riordan District Councillor IO Shing, (County & Town Cllr) S Shing were present in the public gallery.

85 members of the public

Minute No.	Subject/Resolution	Action
10392	Apologies for absence Cllrs Mrs J Voyce (illness), J Harmer (holiday)	
10393	Declarations of Interest in any items on the agenda Cllr T Voyce WD/2012/1977/FR minute	
10394	Minutes of the planning committee meeting held on 17th September It was resolved that the minutes be accepted and signed by the chair as accurate. VOTE All in favour	
10395	Opportunity for Public comment Standing orders suspended 11 members of the public commented on the application for Greenleaf gardens. Comments bulleted below: <ul style="list-style-type: none"> • Access not wide enough • Notices not sent by Wealden District Council to all houses • Junction from Cophall roundabout would be dangerous (into Sayerland Road) • Would need traffic lights at the junction for construction traffic • Large lorries and waste will not get through as the school run, cars parked everywhere • Road next to the residents house had been marked as the potential access road but was originally intended for access to the substation only • If cars park there (as they are legally entitled to do so), lorries would not be able to gain access • The needs of the community have not be considered • The access is adjacent to residential properties and would cause a noise nuisance and traffic movement nuisance • The road was shown as for future development, but this has always been as access to the substation only • Traffic would affect the nearby school if lorries were to pass that way. Lorries would struggle to get through, especially at school times. • The proposed houses would create a 6 ft blockade, as any houses which back onto the footpath would inevitably put up high fences for privacy. • Where will the fresh water supply come from when we are already experiencing water shortages. 	

	<ul style="list-style-type: none"> • This housing estate would add to the already overloaded facilities which cannot already cope with demand. • The residential area is already congested at peak school times. • The schools are full to capacity already, where will all the primary children go. • The cuckoo trail has many protected trees, inevitably many of these will be removed. • Sewage facilities in the area are already congested. There is a shortage • A resident stated he was against building in Polegate and did not want more development on our green spaces. He felt that the district and county councillors were out of touch with the people of Polegate. • All other major applications had been with access off main road, but this was the only one that had access off a residential road. The resident asked if anyone of the planning committee had visited the site. All responded that they had. • The access road was considered too narrow to pass through, especially if other cars were parked there. • Suggested access onto the dual carriageway <p>Standing order reinstated</p>	
<p>10396</p>	<p>Planning Applications</p> <p>WD/2012/1977/FR 4 Gilda Crescent, Polegate BN26 6AN Retrospective application under section 73A for a new vehicular crossing and vehicle hard standing</p> <p>It was resolved to submit no objections to the above application. VOTE All in favour</p> <p>Cllr T Voyce did not take part in the vote.</p> <p>WD/2012/1638/MAO Land North of Greenleaf Gardens, Polegate Outline planning application for residential development of up to 40 dwellings (including affordable units) and means of access.</p> <p>The application was discussed in detail, many Cllrs referring to comments made in the public session. Further comments were made as below:</p> <ul style="list-style-type: none"> • Not part of overall housing plan and should be rejected • Even though in the SHLAA was no longer considered to be suitable. • Sympathy for the two houses where the proposed access road would run as it would be likely to problems tho those living there. • Concerns about bats, even though bat boxes were to be installed • Concerns about the oak trees • Access onto the dual carriageway would not be permissible • Footpath, bridleway and cuckoo trail concerns • The people who would be living in the new houses would face the noise of the by pass • The SHLAA identified some potentially suitable sites but this has now moved on and the new DPD (development Plan Documents) detail the areas that Wealden consider to be sustainable. This area is no longer suitable. 	

- Construction traffic should not access via school lane and the other direction would potentially cause a danger
- Issue with some English Heritage sites nearby
- Issues with drainage problems in the location

It was resolved to submit the following objections to the above application:

The Planning committee have concerns that the access to the site , which is between two residential houses. It is believed that the access would create unacceptable traffic conditions, particularly as there are no parking restrictions. This would contravene policy

TR1(2) TR3(1) & TR3(2) of the Wealden Local Plan –

All new road schemes should have regard to the constraints of the environment both natural and built to minimise their environmental impact. Planning Applications for new development will be permitted where the following criteria are met: the proposed development does not create or perpetuate unacceptable traffic conditions

A satisfactory means of access (vehicular cycle and pedestrian) is provided to meet Local Planning and Highway Authority standards.

The construction traffic would have great difficulty accessing the site safely both directions. In one direction it would have to pass by a school, where the roads are narrow because of cars parked due to residents and those visiting the school. Large lorries would find it difficult to pass through.

From the other direction, there is a sharp steep bend into the proposed access. There is a large possibility that head on collisions could occur. There are frequently parked cars on the side of the road and in the roads of residential housing. Once past this area, the large lorries would need to pass through a residential street and as this access is not parking restricted, there is a likelihood of being unable to pass. There are serious concerns about the possibility of mud on the roads (from the development) and the egress from Sayerland Road would be a right hand turn. Normal sided vehicles already have issues exiting this junction as cars enter Polegate from the Cophall roundabout. The likelihood of an accident occurring is expected to be extremely high.

Polegate Town Council also object to the application on the grounds that the area is not within the core strategy as a development plan area, only in respect of it being listed as a potentially suitable site. The planning committee now consider the area not to be a suitable site.

EN27(2) the proposed development should not create an unacceptable adverse impact on the privacy and amenities of the adjoining developments and the neighbourhood by reason of scale, height, form, noise and traffic movements.

The committee expect that construction traffic and regular traffic from the development, by nature of being in close proximity to the proposed access road, would create an unacceptable impact on the houses nearby.

The proposed application access would cross the footpath. The Committee support the objections raised by the countryside officer and refer the District council to section 11.37 of the Wealden Local Plan extracted below:

Footpaths and Bridleways

11.37 The public footpath and bridleway network represents a valuable recreational resource, enabling walkers and riders to gain access to and enjoy the countryside with minimal disturbance to farmers and other landowners. The Council will promote the use of this network by encouraging its maintenance and improvement where possible, seeking to ensure that all routes are appropriately surfaced, signposted, way marked and kept free of obstruction and seeking to promote, where development affects public rights of way, the maintenance of these routes by preventing their obstruction or promoting a sensitive diversion.

The Planning committee also have major concerns over the provision of sewage facilities as there have already been serious issues with sewage utilities in that particular area. Development in that area is therefore likely to contravene policy CS2 of the Wealden Local Plan - **Planning applications will be permitted only where adequate provision is made for surface and foul water drainage to meet Local Authority standards, taking into consideration the adequacy or otherwise of the existing systems it will feed, to avoid increasing the risk of flooding by surcharging mains or increasing surface water run-off to watercourses.**

There are serious concerns about the ability of the waste disposal lorries being able to access the site and any access would cause excessive disturbance to the properties on either side of the access road. It is also likely that large emergency vehicles may have access issues, which would contravene policy CS4

CS4 Within new housing developments over 40 dwellings, when appropriate, the Council will seek the provision of a purpose built enclosure for the containment of recycling facilities which should be located where it can be used safely and conveniently, without causing nuisance or excessive disturbance to residential amenities, and be accessed directly from the main estate road.

The committee also object to the application as it is for land which is outside of the development boundary in the Wealden non stat Plan, which is contrary to GD2 of the Non stat plan.

Outside the development boundaries, as defined on the

Proposals Map, development will be resisted unless it is in accordance with specific policies in this Plan.

It is also contrary to GD2 of the Wealden Local Plan GD2 Outside the development boundaries, as defined on the proposals Map, development will be resisted unless it is in accordance with specific policies in this Plan.

This is also contrary to DC15 of the Wealden Non Stat plan Housing development will not be allowed outside development boundaries, as defined on the Proposals Map, unless it conforms with other policies in the Plan.

And contrary to Policy DC17

Outside development boundaries, as defined on the Proposals Map, proposals for extensions and alterations to existing dwellings and for ancillary buildings within their curtilages will be permitted when the following criteria are met:

(1) The proposal should not be intrusive in the landscape or detrimental to the rural setting;

(3) There is no significant adverse effect on the amenities of the occupiers of neighbouring properties;

Chapter 17 of the non stat plan as extracted below refers to improving the quality of residents' lives, it is considered that a development I this location would be a detriment to those living nearby.

Chapter 17.3 (6) Strategy

(6) ensure that new development respects the character and quality of the local environment and that the impact on the area's landscape setting is minimised.

There are concerns about the location being close to ancient sites, which is referred to in the Non stat plan

*17.25 Although the site lies outside a designated Archaeological Sensitive Area, **recent construction activity at Bay Tree Lane associated with the Polegate By-pass found evidence of Medieval settlement remains.***

Due to the nature of the access road, the development is considered to contravene policy BE1(7) of the Wealden Non Stat Plan.

Policy BE1

Development will only be permitted if the following design criteria are met:-

(7) there will be no unacceptable adverse impact on the privacy and amenities of adjoining properties or the immediate locality by reason of scale, height, form, outlook, noise, light intrusion or activity levels, including vehicular

	<p><i>movements;</i></p> <p>It is considered that the traffic and construction will have an adverse affect on adjoining properties.</p> <p>The residents of the proposed properties would also have noise issues from the <u>existing by pass.</u></p> <p>There are serious concerns about whether the local services and amenities could cope with this additional development, which would be contrary to CS2 of the Wealden Non Stat plan. It is understood that the current local primary school very nearby is already full.</p> <p>The development is expected to cause unacceptable conditions for the current residents near the access road, which contravenes TR2(1) of the Wealden Non Stat Plan.</p> <p>There are concerns about wildlife on the development, particularly bats. The committee believe the development would therefore contravene Policy NE14 of the Wealden non stat plan. Likewise there are concerns about the potential to remove trees which could contravene policy NE16 & NE16 of the Wealden Non stat Plan.</p> <p>VOTE Unanimous All in favour of the above objections.</p>	<p>JO</p>
<p>10397</p>	<p>Delegated Planning Applications WD/2012/1551/F 92 Hailsham Road, Polegate BN26 6NP Proposed 2 No parking spaces to front</p> <p>Delegated decision to object on the grounds that the land does not appear to belong to the applicant and the committee agree with the objection from East Sussex County Council, Highways authority.</p>	<p>JO</p>
<p>10398</p>	<p>Details of Planning Decisions WD/2012/1551/F 92 Hailsham Road, Polegate BN26 6NP Proposed 2 No parking spaces to front <u>Refused by Wealden District Council on 11th September 2012.</u></p> <p>WD/2012/1320/MAJ Nightingale Place, Hailsham Road, Polegate BN26 6RD Nightingale Place, new day care hub and residential care resource centre <u>Refused by Wealden District Council on 25th September 2012.</u></p> <p>TM/2012/0264/TPO Land adjacent to Lynholm Road, Polegate BN26 6HJ Prune back oaks as per schedule subject to tree preservation order (Polegate) No 41 1991 and Planning condition WD/2009/0759</p> <p><u>Granted permission with conditions by Wealden District Council on 8th October 2012.</u></p>	

	<p>TM/2012/0239/TPO 60 Greenleaf Gardens, Polegate BN26 6PQ Removal of one oak within tree preservation order (Polegate) ESCC 1964 <u>Granted permission by Wealden District Council on 8th October 2012 subject to condition</u> (replant of new tree with less vigorous roots).</p> <p>TM/2012/0265/TPO 66 Greenleaf Gardens, Polegate BN26 6PQ Reduce and reshape one oak tree by 30% within tree preservation order (Polegate) ESCC 1964 <u>Granted permission by Wealden District Council subject to conditions</u></p>	
10399	<p>Planning Updates</p> <p>a. APP/C1435/A/12/2183152/NWF The Centre, High Street, Polegate BN26 6AQ Conversion of existing vacant office space to nine flats with associated parking, refuse and cycle store.</p> <p>The applicant has appealed. Appeal date 30th November. Notice, previously circulated to all members. The clerk informed the committee the appeal was based on the requirement for play space.</p> <p>b. WD/2012/1971/D Demolition of signal box</p> <p>Standing order suspended</p> <p>Standing orders reinstated</p>	
10400	<p>Planning Budget for 2013/14</p> <p>It was resolved to forward a budget for £500 for hire of halls to the finance & policy committee on 19th November 2012. VOTE All in favour</p>	
10401	<p>Planning Matters for information only None</p>	

The meeting closed at 8.45 pm