

**UNADOPTED  
POLEGATE TOWN COUNCIL**



**PLANNING COMMITTEE**

**Minutes of the Planning meeting held on Monday 1<sup>st</sup> September 2015 at  
7.30pm Council Chambers, 49 High Street, Polegate, BN26 6AL**

**Present:** Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts B Goodwin (6)

**Not present:**

No members of public

| <b>Minute No.</b> | <b>Subject/Resolution</b>  |
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| <b>11448</b>      | <b>Opportunity for Public comment</b><br>None  |
| <b>11449</b>      | <b>Apologies for absence</b><br>None   |
| <b>11450</b>      | <b>Declarations of Interest in any items on the agenda</b><br>None   |
| <b>11451</b>      | <b>Minutes of the Planning Committee meeting of 17<sup>th</sup> August 2015</b><br>It was resolved that the minutes were accurate and signed and dated by the chair of the committee <b>VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts B Goodwin</b>  |
| <b>11452</b>      | <b>Any other plans received prior to meeting – notified to public</b><br>None  |
| <b>11453</b>      | <p><b>Planning Applications</b></p> <p><b>WD/2015/1491/F Dittons Villa, Dittons Road, Polegate BN26 6JA</b><br/><b>Proposed 3 bed detached house</b><br/>The committee discussed the associated papers in particular the archaeological assessment comments.<br/><b>It was resolved to submit no objections to the application but to make the comment that the applicant should follow any recommendations of the archaeological assessment. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts B Goodwin</b></p> <p><b>WD/2015/1761/F Nightingale Cottage, Hailsham Road, Polegate BN26 6JA</b><br/><b>Erection of two extensions</b><br/>The committee discussed the application and the trees on the site. There were concerns about the other recently approved application to convert a nearby barn and the potential of having gas cylinders near to the living accommodation should this application be approved.<br/><b>It was resolved to submit no objections to the application but to comment that the committee would like assurance that the proximity to the other newly approved application (ie WD/2015/1135/LDE) will be fully assessed for the health and safety of the occupiers, and how close they will be to the barn. would be fully assessed. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts B Goodwin</b></p> <p><b>WD/2015/1776/F 39 Oakleaf Drive, Polegate BN26 6PS</b><br/><b>alterations to existing conservatory</b><br/>The committee discussed the application and had no objections.<br/><b>It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T</b></p> |

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|       | <p><b>Bennett, D Watts B Goodwin</b><br/> <b>WD/2015/1781/F 40 Gosford Way Polegate BN26 6DP Proposed extension at the side. Roof to be flat roof instead of pitch roof as previously approved (WD/2015/2564/F)</b><br/> The committee discussed the application and had no objections to the application.<br/> <b>It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts B Goodwin</b></p> <p><b>WD/2015/1295/F 50 West Close Polegate BN26 6EL Erection of 7 No. Chalet Bungalows together with access Road (amended plans received)</b><br/> The committee discussed the application in great detail as it was no clear from the plans or the application what new amendments were submitted. The committee commented that it still considered the development to the overdevelopment and have major issues with access and the cess pits plus the issue with supplying houses which were not considered the type that was required within the area at the present time (according to Wealden’s comments).<br/> <b>It was resolved that as the committee could see no material changes to the amended plans, and all the previous objections remain, viz</b></p> <p><b>Cess pits:</b></p> <ul style="list-style-type: none"> <li>• <b>There would be limited access for a tanker to empty the cess pits.</b></li> <li>• <b>The offensive smell occasioned when emptying the pits would affect nearby school and residential properties.</b></li> <li>• <b>In the 21<sup>st</sup> century people expect a ‘non rural’ house to be connected to a main sewer, not to have a cess pit.</b></li> </ul> <p><b>Access:</b></p> <ul style="list-style-type: none"> <li>• <b>Access to the existing houses was already poor.</b></li> <li>• <b>Concerns over dust carts, tanker access and egress onto Station Road.</b></li> <li>• <b>The extra three properties would generate another 6 – 9 cars, which would be likely to cause egress and parking issues. Each house has room for one car in a garage and one on the driveway.</b></li> </ul> <p><b>Overdevelopment:</b></p> <ul style="list-style-type: none"> <li>• <b>Proposed houses not in keeping with existing dwellings.</b></li> <li>• <b>Adverse effect on existing residents of West Close.</b></li> <li>• <b>No perceived need for 4+ bedroom houses; there is a greater need for social/affordable housing locally.</b></li> </ul> <p><b>In addition to the above, the Committee made the following comments:</b></p> <p><b>When further amendments to plans are received, there should be a covering note to summarise what those changes are.</b></p> <ul style="list-style-type: none"> <li>• <b>To allow cess pits to be installed in a modern house is unacceptable and it could set a precedent in the town for further properties.</b></li> <li>• <b>The Council is aware that there is little need for larger houses in the area and the need is for small affordable and social housing. VOTE All in favour of submitting the above objections to the application. Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, T Bennett, D Watts B Goodwin</b></li> </ul> |
| 11454 | <b>Delegated Applications – already submitted <u>for information only</u></b><br>None   |
| 11455 | <b>Planning decisions by Wealden District Council – for information only</b><br><b>WD/2015/0974/F – GULLFOSS, DITTONS ROAD, POLEGATE BN26 6HT – CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 12<sup>TH</sup> AUGUST 2015</b>   |

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|                     | <p><b>WD/2015/1540/F – 3 DOVER ROAD, POLEGATE BN26 6LA – PROPOSED SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 24<sup>TH</sup> AUGUST 2015</b></p> <p><b>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). LAND NORTH OF DITTONS ROAD, POLEGATE BN26 6HT APPROVED BY WEALDEN DISTRICT COUNCIL ON 28<sup>TH</sup> AUGUST 2015</b></p> |
| <p><b>11456</b></p> | <p><b>Planning Updates/General Information – for information only</b><br/> A letter from SDNP had been circulated prior to the meeting and noted by all present. A notice about the CIL from Wealden District Council had also been circulated prior to the meeting.</p>   |

The meeting closed at 8.12 pm

\_\_\_\_\_ signed Chair of Planning Committee

\_\_\_\_\_ Date