

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 21st June 2011 at 7.30pm St John's Church Hall, Polegate

Present: Cllrs T Voyce (ex officio), M Clewett, J Harmer, Mrs J Voyce, R Martin, Mrs M piper (ex officio) E Board

Not present G Carter (Chair), M Pybus, Mrs C Berry

10 members of public

Also present Jo Ognjanovic – Town Clerk; Mr C Hale – Administrative Assistant; Mr Paul Watkins - Kitewood

At the beginning of the meeting T Voyce was elected as chair in the absence of Cllr G Carter
Vote All in favour

9782 Apologies for absence

Cllrs G Carter (health), Mrs C Berry (personal), M Pybus (work)

It was noted that out of the three District councillors and two county councillors only Cllr R Martin was present at the meeting

9783 Declarations of interest in any items on the agenda

None

9784 Appointment of vice chair (Cllr M Clewett)

Cllr M Clewett was appointed as vice chair of planning

Vote All in favour

9785 Minutes of the meeting held on 31st May 2011

The minutes of the meeting held on 31st May 2011 were agreed as accurate and signed by the Chair.

9786 Opportunity for public comment

Due to the nature of the applications the chair stated that public comment would be allocated on each plan before discussion.

Standing order suspended

WD/2010/2255/MEA Land at Dittons road, Polegate Mixed use employment and dwellings.

Mr Paul Watkins of Kitewood was present. Mr Watkins gave a brief outline of the application and invited questions from the public and committee.

Questions were asked about light industrial use and answered by Mr Watkins.

Cllr J Harmer arrived at 7.40pm

Mr Watkins answered all questions.

WD/2010/1089/F Land to the south of Lynholm Road, Polegate. Erection of 4No. two bedroomed houses accessed from the same access road as granted in WD/2009/0759/MAJ.

Mrs Hodge spoke (objecting to the application) about the doubt in the accuracy of the shadowing information in the report. The loss of privacy and the close proximity to her property.

Mr Michael Gordon spoke (objecting to the application) about the raised nature of the proposed buildings and the adverse affect on the nearby properties.

Cllr E Board arrived at 7.50 pm

There were no public comments on applications WD/2011/1185/F 71 Victoria Road Polegate; WD/2011/1280/FE Rosebank Depot, Nightingale Hill, Hailsham Road, Polegate BN26 6RE

Standing orders reinstated

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Planning Applications

WD/2010/2255/MEA Land at Dittons Road, Polegate. Mixed use employment and dwellings.

Comments were passed on the fact that this land was identified in the SHLAA and the Polegate Town Masterplan. A councillor mentioned their concerns about being so close to the roundabout, but that was a highways issue. A councillor commented on the access and felt it was a missed opportunity to avoid the rat run through Polegate.

It was resolved that there were no objections to the application and that it should be recommended for approval to Wealden District Council, with comments that the application was within the SHLAA and the Polegate Town Masterplan. VOTE All in favour

WD/2011/1089/F Land to the South of Lynholm road, Polegate. Erection of 4 No. two bedroomed houses accessed from access road agreed under planning approval WD/2009/0759/MAJ.

Councillors agreed that it appeared the overshadowing in the report was incorrect and could see the residents concerns. A councillor stated that in the Wealden Design Guide (11.20), when properties were to be built on a slope the distance between properties should be increased to 24m. A councillor commented that although the previous application (WD/2009/0759) had been approved by Wealden he still considered the access junction to be in a very dangerous place. A discussion took place on the stability of the railway cutting and the possibility of the building plot being lowered so that it had less of an affect.

It was resolved that the following objections be submitted to Wealden District Council:

The new houses were considered to be unacceptable in terms of removing privacy from neighbouring properties, overshadowing, loss of light and amenities which are contrary to the following policies:

The proposed development would create an unacceptable impact on privacy and amenities of the facing properties (36 & 38 Lynholm rd), through reason of size and height which is contrary to EN27(2) of the Wealden Local Plan

The proposed development would not meet the design criteria of BE1 (2) of the Non Stat Wealden Local Plan, which states the size, height massing and scale should be compatible with the character of its surroundings. The proposed buildings are being built on a raised area which by its natural raised position causes an unacceptable impact on the privacy and amenity of the houses opposite.

The proposed development would not meet the design criteria of BE1(5) of the non stat local plan, which states that adequate consideration should be given to the spaces between and around buildings, this building appears to be within the recommended 24m of the Wealden design guide recommendation in part 7 11.20 (back to back distances should be 21m and where difference in site levels this should be increased by 3 m to 24m) (page 52)

The proposed development would not meet the design criteria of BE1(7) of the non stat local plan, which states that there will no be no unacceptable

adverse impact on the privacy and amenities of adjoining properties or the immediate locality by reason of scale, height & outlook. General comments were that the application would cause overshadowing, loss of sunlight, loss of privacy to existing properties. VOTE All in favour

WD/2011/1185/F 71 Victoria Road, Polegate BN26 6BX. Single storey rear extension.

A short discussion took place regarding the plans appropriateness.

It was resolved that there were no objections to the application, the application should be recommended for approval. VOTE all in favour

WD/2011/1280/FE Rosebank, Depot, Nightingale Hill, Hailsham Road, Polegate BN26 6RE. Extension of time for WD/2008/1355/F (Provision of 220 sq m business space with associated parking provision. Improvement of existing access to create safe access and egress on to existing service road)

A discussion took place regarding the application, there were no concerns voiced.

It was resolved that there were no objections to the application and it should be recommended for approval. VOTE All in favour.

9788 Any other plans received prior to the meeting and notified to the public.
None received.

9789 Delegated applications
A liquor licence for 46 High Street Polegate had been approved under delegated authority on 31st May. Although there were concerns regarding the previous planning application for a take away, committee had approved as Wealden District Council had confirmed that this was a separate application and not related and could not be used in conjunction with each other.

9790 Details of Planning decisions
The appeal decision was read out for APP/C1435/A/11/2147872 Land at 3A/5 Brook Street, Polegate East Sussex, BN26 6BQ
The appeal was dismissed.

WD/2011/0398/F 8 Otteham Close, Polegate BN26 5AZ. New dormer loft conversion forming a rear gable wall, upgrade conservatory to form dining room and associated works.

Approved by Wealden District Council

WD/2011/0535/AIR Petrol Station, Hailsham Road, Polegate BN26 6RE.

Retrospective application for 3No. fascia signs, 2 No. totem signs.

Approved by Wealden District Council

WD/2011/0642/AI 43 High Street, Polegate BN26 5AB. 1 x Internally illuminated folded aluminium fascia with fret cut text & logo. 1 x internally illuminated folded aluminium projection sign with fret cut text & logo.

Approved by Wealden District Council

WD/2010/2013/F Peel Cottage, Sayerland Lane, Polegate BN26 6QX. Proposed change of use of land to peel cottage to a campsite.

Approved by Wealden District Council

NB Not a Polegate application, sent to Polegate in error.

WD/2011/0707/F 17 Brightling Road, Polegate BN26 5DB. Proposed erection of a car port at front.

Refused by Wealden. (Scale and design out of keeping with the character and appearance of existing dwelling. Unacceptable impact on visual amenities of adjoining properties in terms of outlook. Forward of the established building line.

WD/2011/0743/RM Land adjacent 14 New Road, Polegate BN26 6ER. Appearance and the scale of the proposed end of terrace dwelling, landscaping of land surrounding dwelling.

Refused by Wealden.
Large flat dormer design and fenestration would fail to respect the character and appearance of adjoining terrace. Incongruous.

WD/2011/0883/LDP Two new 60,000l capacity fuel tanks to replace the existing at Polegate service station, Eastbourne Road, Polegate BN26 5DD

Refused by Wealden District Council.

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Correspondence for information only

A copy of a letter of complaint had been circulated to all members from White Swan car centre, which had been acknowledged by the office.

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Planning updates and general information

None

The Meeting closed at 8.10pm