

**UNADOPTED  
POLEGATE TOWN COUNCIL**



**PLANNING COMMITTEE**

**Minutes of the meeting held on 25<sup>th</sup> June 2012 at 8.00pm Council Chambers, 49 High Street, Polegate**

**Present:** M Clewett **MCI**, T Voyce **TV** Mrs M Piper **MP**, Mrs J Voyce **JV** (Substitute G Carter) (4)

**Not present:** Cllr G Carter **GC** , Mrs C Berry **CB**, J Harmer **JH** (ex officio), E Board, M Cunningham **MC** (ex officio) (5)

Clerk J Ognjanovic **JO** also present Cllr J O’Riordan **JOR**

**Cllr M Cunningham was present in the public gallery only.**

1 member of the public

<b>Minute No.</b>	<b>Subject/Resolution</b>	<b>Action</b>
<b>10287</b>	<b>Apologies for absence</b> Cllrs G Carter (long term ill health), Mrs C Berry (ill health), E Board, J Harmer	
<b>10288</b>	<b>Declarations of Interest in any items on the agenda</b> Cllrs Mrs J Voyce, T Voyce minute 10291 72 Brook Street, Property nearby. Mrs M Piper minute 10292 works at one stop convenience store.	
<b>10289</b>	<b>Minutes of the planning committee meeting held on 29<sup>th</sup> May 2012 and 11<sup>th</sup> June 2012</b> <b>It was resolved that the minutes be accepted and signed by the chair as accurate. VOTE All in favour</b>	
<b>10290</b>	<b>Opportunity for Public comment</b> <b>Standing orders suspended</b> A member of the public spoke against the licence for 2 Millfields minute 10292. <ul style="list-style-type: none"> <li>• School nearby concerns about the children safety</li> <li>• Congestion on the mini roundabout – safety</li> <li>• 6am – 11pm 6 am time very early, encourages drinking and this would overlap the school runs – concerns of safety of children.</li> <li>• Litter in the alleyway nearby – concerns of safety of the children</li> <li>• Plenty of other convenience stores nearby</li> </ul> <b>Standing Orders reinstated</b>	
<b>10291</b>	<b>Planning Applications</b> <b>WD/2012/1211/F Robin Bank, Dittons Road, Polegate BN26 6JG</b> <b>Demolition of single garage. Proposed double garage with store over.</b> The above application was discussed and concerns voiced over the potential to convert this garage to a separate dwelling.  <b>It was resolved to submit no objections to the above application but to request that a condition be placed on the application to prevent the potential conversion to a separate dwelling. This could also possibly be achieved by lowering the roof area to 2m. VOTE All in favour</b>	

	<p>WD/2012/0728/F 72 Brook Street, Polegate BN26 6BH Erect detached garage on adjacent land opposite in the same ownership.</p> <p><b>It was resolved to submit no objections to the above application, subject to no changes being made to the public right of way on the footpath.</b></p> <p><b>VOTE 2 for 2 abstentions (Mrs J Voyce, T Voyce)</b></p>	
<p><b>10292</b></p>	<p><b>Other Applications</b> <b>Licence Application 2 Millfields, Station Road, Polegate BN26 6AS</b> <b>This minute was discussed prior to minute 10291.</b> The application was discussed.</p> <p><b>It was resolved to write a letter of objection to the application on the following grounds:</b></p> <ul style="list-style-type: none"> <li> <p>• Prevention of crime and disorder</p> <p>The committee expressed concern that the licensing hours of 6.00am-11.00pm are excessive and could encourage drinkers to congregate in the area and potentially cause crime and disorder. The retail unit is in close proximity to Polegate Community Centre, Oakleaf Playpark and the Cuckoo Trail, all of which have suffered from anti-social behaviour issues in the past.</p> </li> <li> <p>• Prevention of public nuisance</p> <p>The committee felt that the extensive opening times could result in an increase in anti-social behaviour, both early in the morning and late at night, to the local residents and shop keepers. The retail unit is situated in a residential road with flats above and houses in close proximity. Concerns were also expressed that the refusal of selling alcohol to under age customers could cause anti-social behaviour which could be directed towards not only staff but passing pedestrians (like the children walking to school alone) or other residents nearby who may be using the library or the community centre.</p> </li> <li> <p>• Safety</p> <p>There were serious concerns over the safety of children walking to and from school, using the alleyway beside the shop and across the frontage in the slip road. Increased vehicle usage of the slip road would cause congestion on the mini roundabout and danger to pedestrians (and mobility scooter users) using the busy Pelican crossing which is opposite the proposed shop and those using the pavement which crosses over the two slip road entrance/exits. This is the focal crossing point for all pedestrians en route to the primary school, community centre and library, which are the three busiest community buildings in the town and used at all times by all ages. There were serious concerns over the safety of children walking alone, when alcohol may be purchased at such early hours of the day.</p> </li> <li> <p>• Protection of children from harm</p> <p>The proposed opening hours would conflict with the school run and could have a potential effect on underage drinking. The local primary school is very close to the proposed convenience store. Children are likely to go into the store and would come into contact with customers purchasing alcohol. There were serious concerns on the safety of children walking to/from school as this is the principal route to school, where children often walk alone. There were concerns over the inevitable increased vehicular traffic to the area causing potential dangerous situations for children walking to and from school. There is also a real possibility of children witnessing the</p> </li> </ul>	

	<p>consumption of alcohol in the areas behind the premises on their travels to and from school as Polegate school is approximately 400 yards from the premises.</p> <p><b>VOTE All in favour of the above objections</b></p>	
<b>10293</b>	<p><b>Details of Planning Decisions</b></p> <p>WD/2012/0691/F 9 Redcroft Way, Polegate, BN26 5FD Construction of single storey side conservatory and shower room addition. Approved by Wealden District Council on 13<sup>th</sup> June 2012</p> <p>WD/2012/0922/F Land North of Dittons Road, Polegate BN26 6HT Amendment of plot 76 and substitution of plots 77 &amp; 78 on approval WD/2010/0200/MRM pursuant to outline approval WD/2007/2353/MEA. Plot 76 position relocated, plot 77 – house type 10A (3 bed) substituted with house type “Norbury” (4 bed) and plot 78 house type 9A (4 bed) substituted with house type “Hamilton (3 bed) and associated attached/integral garages. Approved by Wealden District Council on 21<sup>st</sup> June 2012.</p>	
<b>10294</b>	<p><b>Planning Updates/General Information</b></p> <p>None</p>	

The meeting closed at 8.24 pm