

**UNADOPTED  
POLEGATE TOWN COUNCIL**



**PLANNING COMMITTEE**

**Minutes of the meeting held on 29<sup>th</sup> May 2012 at 7.30pm Council Chambers 49 High Street Polegate**

**Present:** M Clewett (Chair) **MCI**, T Voyce **TV**, Mrs M piper **MP**, Mrs C Berry **CB**, (4)

**Not present:** Cllr G Carter **GC**, R Martin **RM** M Cunningham **MC**(ex officio) E Board **EB**, J Harmer **JH** (ex officio) (5)

Clerk J Ognjanovic **JO**

1 member of the public

<b>Minute No.</b>	<b>Subject/Resolution</b>	<b>Action</b>
<b>10259</b>	<b>Election of vice chair</b> Cllr T Voyce was proposed as the vice chair <b>It was resolved to elect Cllr T Voyce as vice chair VOTE All in favour</b>	
<b>10260</b>	<b>Apologies for absence</b> Cllrs G Carter (long term ill health), R Martin (long term ill health)	
<b>10261</b>	<b>Declarations of Interest in any items on the agenda</b> None	
<b>10262</b>	<b>Minutes of the planning committee meeting held on 14<sup>st</sup> May 2012</b> <b>It was resolved that the minutes be accepted and signed by the chair as accurate. VOTE All in favour</b>	
<b>10263</b>	<b>Opportunity for Public comment</b> <b>Standing orders suspended</b> The applicant spoke on behalf of his application regarding the usage and the obscuring of the upstairs windows. He explained that the height was needed for the head height. <b>Standing Orders reinstated</b>	
<b>10264</b>	<b>Planning Applications</b> <b>WD/2012/1002/F 5 western Avenue, Polegate BN26 6EP</b> <b>Conversion of existing double garage roof space storage area into an office and playroom with access by a new staircase replacing the existing ladder access. Small dormer will be constructed to the front elevation where as the rear elevation will have a larger elevation.</b>  The chair read out the objection that had been received in the office the same morning and those submitted direct to the chair. Concerns were raised over the windows, the close proximity to the neighbouring properties; the misleading 3d drawings which showed a spacious area around, but the actual was extremely close to the neighbouring properties. If the application was successful there would be nothing to stop the property from being designated as a separate building in the future and sold off as a new property. Many of those present had had a look at the site. The building was considered to be unsuitable for the area. The shape was not a good design. The application considered to be overdevelopment.	

	<p><b>Standing orders were suspended</b> The applicant stated that he had shown the neighbour next door the plans when they moved in and that the original layout had been done to comply with what had been requested of them on the buildings application.</p> <p><b>Standing orders reinstated</b> A councillor stated that roof lights would have been more suitable, rather than dormers</p> <p><b>It was resolved to submit the following objections</b></p> <p><b>Overdevelopment; Out of keeping with neighbouring properties and neighbourhood. The style is not in keeping with local properties.</b></p> <p><b>The plans were considered to be misleading in that they show the building in a spacious area, when the buildings is extremely close to the neighbouring buildings each side.</b></p> <p><b>The building would adversely affect the privacy of the neighbouring properties, even if obscured glass were used windows could be opened.</b></p> <p><b>The application was objected to on the grounds that it was also considered to be</b>  <b>Contrary to EN27(1) Wealden Local Plan</b>  <b>Contrary to EN27(2) Wealden Local Plan</b>  <b>Contrary to EN27(4) Wealden Local Plan</b></p> <p><b>If the application were to be granted the committee ask that a condition be placed on the application to prevent it being sold as a separate property in the future.</b></p> <p><b>VOTE all in favour of submitting the above objections.</b></p>	
10265	<p><b>Any other plans received prior to the meeting and notified to the public</b></p> <p><b>WD/2012/1092/F The Stud Farm, Gainsborough Lane, Polegate BN26 5HR</b>  <b>Proposed single storey "infill" extension at rear to form a sunroom.</b>  <b>VOTE All in favour of No Objections</b></p> <p><b>WD/2012/1045/F 79 Heron Ridge, Polegate BN26 5BL</b>  <b>Part roof conversion with front dormer</b>  <b>VOTE All in favour of No Objections</b></p> <p><b>WD/2012/1015/F 2 Shepham Lane, Polegate, BN26 6LZ</b>  <b>Demolition of existing two semi detached bungalows and construction of 1 new five bed detached house and 3 new four bed detached houses with associated access, garages and parking.</b>  <b><u>No objections</u></b>  <b>Recorded Vote:</b>  <b>2 for (M Clewett; T Voyce) 2 against (Mrs M Piper; Mrs C Berry)</b></p>	

	<b>Casting Vote M Clewett for Motion carried 3 for 2 against.</b>	
<b>10266</b>	<b>Details of Planning Decisions</b> None	
<b>10267</b>	<p><b>Planning Updates/General Information – for information only</b></p> <p>The clerk stated that she had just received a reconsultation for the wind farm and would try to book the United reformed Church Hall for the 11<sup>th</sup> June 2012 7.30pm.</p> <p>A councillor stated that he had concerns over the s106 money that Wealden District Council held. Particularly where it appeared the county were still claiming for libraries when it was likely that local libraries were to be closed.</p> <p>The clerk was asked to send a letter to the Chief executive copying in D Philip and K Williams regarding the use of Polegate related s106 monies.</p>	

The meeting closed at 8.17 pm