

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 4th January 2016 at 7.45pm
Council Chambers, 49 High Street, Polegate, BN26 6AL**

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

Not present: -
2 members of public

Minute No.	Subject/Resolution
11600	Opportunity for Public comment An applicant commented that he could answer any questions on WD/2015/2662 if required.
11601	Apologies for absence None
11602	Declarations of Interest in any items on the agenda None
11603	Minutes of the Planning meeting held on 23rd November 2015 It was resolved to accept the minutes of the planning meeting on 23 rd November 2015 as an accurate record and these were signed by the chair accordingly. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, B Goodwin, D Watts, T Bennett
11604	Any other plans received prior to the meeting – notified to the public WD/2015/2796 10 MAPLE LEAF GARDENS POLEGATE BN26 6PD CONVERSION OF GARAGE It was resolved to submit no objections to the above application VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, B Goodwin, T Bennett, D Watts WD/2015/2696/AI MCDONALDS LTD, HAILSHAM ROAD, POLEGATE BN26 6QL VARIOUS SIGNS IN LINE WITH RECONFIGURATION OF THE DRIVE THRU LANE - 1 HEIGHT RESTRICTOR, 11 FREE-STANDING SIGNS AND 1 BANNER A councillor questioned whether the applicant had consulted with the South East Ambulance Service as they were building next door to McDonalds. It was resolved to submit no objections to the above application with the additional comment that it would be desirable that the applicant consult with the South East Ambulance Service to ensure there would be no problems. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, B Goodwin, T Bennett, D Watts
11605	Planning Applications WD/2015/2662/F – PLOT ADJACENT TO 34 WESTFIELD CLOSE, POLEGATE BN26 6EJ – ERECTION OF 3 BEDROOM DWELLING TOGETHER WITH VEHICULAR ACCESS ONTO WESTFIELD CLOSE. Standing orders suspended The chair of Planning asked the member of public about the application. The member of the public commented that this would make 8 properties in total and this one did have permission but it had expired. He clarified that there would be 4 properties with cess pits and this application had a cess pit. He stated that he would be applying to the water company to attach the mains as soon as it was

	<p>possible. He stated that if there was a delay that he would be making the connection in such a way as to connect easily to the main drain at a later date (the drain was already there, but due to capacity issues was not authorised to connect to it). He confirmed that the cess pits would be sealed and with an indicator when they were full and that he expected them to be emptied a few times a year depending on usage. He confirmed that there was parking but a few on the drive and one in the garage. He discussed the access road potentially in summer and that he had hoped to start some work this spring or next spring. He explained that he had discussed the plans with neighbours and had lowered the roof to accommodate their wishes. He explained that he had purchased extra land and was not trying to squeeze more on the same parcel of land. He explained in detail the surface water and how that was planned to be dealt with. A councillor commented that drainage had been the main concern. A councillor commented that the application form had indicated that the site was at risk of flooding. The applicant explained that there was not flooding on the site. It appeared that the application was incorrect and that the applicant take this up with the agent. A councillor asked if any further trees would be removed. The applicant confirmed that no more trees would be removed.</p> <p>A councillor stated that she still was opposed to having any cesspits in the town. A discussion took place on the questions over flood issue and the chair suggested that the matter be deferred. A councillor asked if this would come back after it had gone back to Wealden.</p> <p>Standing orders reinstated It was resolved to refer back to Wealden regarding the flooding and then this would need to be assessed under delegated authority if the deadline could not be extended. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, Martin Falkner, B Goodwin, T Bennett, D Watts <i>(The members of public left the meeting at this point)</i></p>
11606	<p>Delegated Applications WD/2015/1972/F – LAND ADJOINING NIGHTINGALE FARM, HAILSHAM ROAD, POLEGATE BN26 6RE – DEMOLITION OF AN EXISTING AGRICULTURAL BUILDING AND THE ERECTION OF A NEW DWELLING AND DETACHED GARAGE. NO OBJECTION, BUT ADJOINING NEIGHBOUR’S COMMENT SHOULD BE TAKEN INTO ACCOUNT AND REFLECTED AS A CONDITION.</p> <p>WD/2015/2177/MAJ – LAND NORTH OF DITTONS ROAD, POLEGATE BN26 6HY – 12 NEW LIGHT INDUSTRIAL/WORKSHOP/STUDIO UNITS (B1 USE). NO OBJECTIONS.</p> <p>WD/2015/2656/F – 2 BLENHEIM WAY, POLEGATE BN26 6JU – ERECT FIRST FLOOR ADDITION AT SIDE. NO OBJECTIONS.</p>
11607	<p>Planning Decisions WD/2015/1838/F – NIGHTINGALE FARM, HAILSHAM ROAD, POLEGATE BN26 6RE – PROPOSED REFURBISHMENT, FIRST FLOOR EXTENSION AND CHANGE OF USE OF DAIRY, STABLES AND STORE TO FORM NEW DWELLING PLUS ANCILLARY WORKS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 16TH NOVEMBER 2015.</p> <p>WD/2015/2023/F – 7 BUCKINGHAM GARDENS, POLEGATE BN26 6FT – TO INSTALL A CONSERVATORY TO THE REAR OF THE PROPERTY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 1ST DECEMBER 2015.</p> <p>WD/2015/2088/F – 60 WINDSOR WAY, POLEGATE BN26 6QF – CHANGE OF USE FROM CLASS A1/CLASS C3 (RETAIL WITH RESIDENTIAL ABOVE) TO THREE SELF CONTAINED FLATS (AMENDED DESCRIPTION). APPROVED BY WEALDEN DISTRICT COUNCIL ON 26TH NOVEMBER 2015.</p>

	<p><u>WD/2015/2199/LDE</u> – 2 MAPLELEAF GARDENS, POLEGATE BN26 6PD – INTEGRAL GARAGE CONVERSION, EXTERNAL DOOR REPLACED WITH WINDOW. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH DECEMBER 2015.</p> <p><u>WD/2015/2218/F</u> – UNIT B9/G2, CHAUCER BUSINESS PARK POLEGATE BN26 6JF – CHANGE OF USE FROM CLASS B1/B8 TO A DANCE STUDIO. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH DECEMBER 2015.</p> <p><u>WD/2015/2313/AI</u> – 94 EASTBOURNE ROAD, POLEGATE BN26 5DD – NEW ADVERTISEMENT SIGNS ON FORECOURT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 7TH DECEMBER 2015.</p> <p><u>WD/2015/2403/F</u> – LAND AT DITTONS VILLA, DITTONS ROAD, POLEGATE BN26 6JA – PROPOSED 3 BED HOUSE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 15TH DECEMBER 2015.</p> <p><u>TM/2015/0249/TPO</u> – 9 VICTORIA CLOSE, POLEGATE BN26 6BZ – REDUCE CROWN BY 2M AND REMOVE DEADWOOD ONE OAK TREE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH NOVEMBER 2015.</p>
<p>11608</p>	<p>Planning updates / general information – for information only</p> <ul style="list-style-type: none"> • There were no comments on the CIL consultation paperwork presented to the committee • The enforcement notice was noted by all present • It was agreed to raise a query about the sewage as the applicant had been told 18 months before the drainage issue was resolved

The meeting closed at 8.35 pm

_____ signed Chair of Planning Committee _____ Date