

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING MEETING

Minutes of the meeting held on 6 March 2007 in the Council Chamber, 49 High Street, Polegate at 7.30 p.m.

Present: Cllrs. T Voyce (Chair), S. Barber, G. Carter, G. Gibbs, J. Harmer,
Mrs M Piper

1 member of the public

1 member of the press

The Chair welcomed everyone to the meeting and asked for acceptance of an additional item of correspondence - Regional Housing Strategy Review - and this was agreed by all.

7462 Apologies

Apologies were received from Cllrs. Mrs Berry, Fitzgerald and Mrs Voyce.

7463 Declarations of interest

All committee members present declared a non-prejudicial interest in application no. WD/2007/0441/F - 23/23A Station Road - with the exception of Cllr. Voyce who declared a prejudicial interest.

Cllr. Voyce also declared a prejudicial interest in item two of correspondence.

7464 Minutes of the meeting held on 16 January 2007

The minutes of the meeting held on 16 January 2007 were adopted as correct and signed by the Chair.

7465 Matters arising

There were no matters arising.

7466 Planning Applications

It was agreed to revise the order of the agenda and consider application no. WD/2007/0441/F as the first item. Cllr. Voyce then left the Chamber and the Vice-Chair presided over this item.

WD/2007/0441/F 23 and 23A Station Road, Polegate. Proposed alterations including revisions to internal lay-out, replacement of windows and replacement of roof covering together with single storey extension to rear to ground floor flat (no. 23). Existing garage to be demolished.

NO OBJECTIONS subject to the access remaining as existing.

Cllr. Voyce was then recalled to the Chamber and resumed the Chair.

WD/2550/CC Consultation under article 13 of the Town and Country Planning (General Development Procedure) Order 1995 - Erection of detached single storey Children's Centre, cycle and buggy stores together with formation of additional 4 car parking spaces (24 total). Polegate Primary School, Oakleaf Drive, Polegate.

NO OBJECTIONS

WD/2007/0266/F 10 West Close, Polegate. Extension at side and replacement garage at rear.

NO OBJECTIONS

WD/2007/0083/F Procter Health Care, 69 High Street, Polegate. A single storey extension at the rear and refurbishment of existing two-storey building.

NO OBJECTIONS

WD/2007/0442/F 9 Hyperion Avenue, Polegate. Proposed single storey extension at rear including removal of existing porch and conservatory.

NO OBJECTIONS

WD/2007/0463/FR 7 Gainsborough Lane, Polegate. Retrospective application for the erection of replacement garage.

NO OBJECTIONS

7467 Delegated applications

WD/2006/3552/F 15 Glynleigh Drive, Polegate. Single storey rear flat roof extension.

NO OBJECTIONS

WD/2006/3536/F Bernhard Baron Cottage Homes, Lewes Road, Polegate. Unit 1 and 12 cottages, lounge window sill lowered.

NO OBJECTIONS

WD/2006/3057/F The Laburnums, Dittons Road, Polegate. Form dormer at rear.

NO OBJECTIONS

7468 Details of Planning Decisions

WD/2006/3065/F Proposed revised design in respect of proposed farmhouse and garage to replace mobile home and garage previously approved under reference WD/2001/1296/F. Land off Wannock Road, Polegate.

WD/2006/3465/F Re-erection of conservatory at rear removed prior to application to restore permitted development rights. 29 Mortimer Gardens, Wannock, Polegate.

WD/2006/3360/F Erect conservatory at rear. 2 Sayerland Road, Polegate.

WD/2006/3171/F Erection of rear conservatory, 26 Walnut Walk, Polegate.

WD/2006/3334/F Replacing all windows and back door, changing frames from wooden to upvc double glazing. Flat 5, Hawthorn Court, Blackpath, Polegate.

WD/2006/3329/F Roof conversion with rear dormer. 117 Southfield, Polegate.

WD/2006/3552/F Single storey rear flat roof extension. 15 Glynleigh Drive, Polegate.

WD/2006/3556/F Change of use of part of first floor from residential to office area and part of ground floor from residential to a community area for child care, out of school care provision, parent and toddler groups and teaching, plus general work associated with the established Sussex Fostering Agency. Cophall House, Bay Tree Lane, Polegate.

WD/2006/3536/F Unit 1 & 12 cottages, lounge window cill lowered. Bernhard Baron Cottage Homes, Lewes Road, Polegate.

WD/2006/3057/F Form dormer at rear. The Laburnums, Dittons Road, Polegate.

WD/2007/0066/LDP Certificate of Proposed Use or Development. Dormer extension to rear, alterations to first floor side elevation windows and internal alterations. 31 Oakleaf Drive, Polegate.

WD/2007/0008/LDP Certificate of Proposed Use or Development. Form rooms in roof by providing dormer at rear under 50m cubed. 20 Victoria Road, Polegate.

WD/2007/0248/LDP Certificate of Proposed Use or Development. Insertion of bay window. 14 Glynleigh Drive, Polegate.

WD/2007/0350/LDP Certificate of Proposed Use or Development. Alteration to existing garage moving outer wall by 1m, all within own boundary. 55 Lynholm Road, Polegate.

WD/2007/0117/LDE Certificate of existing lawful use or development. Use of house as two self-contained flats. 23/23A Station Road, Polegate.

Refusals:

WD/2006/3419/F Formation of two apartments over existing garaging. Land rear of 93-97 Station Road, Polegate.

WD/2006/3393/F Proposed rear extension and loft conversion. 14 Cresta Close, Polegate.

7469 Correspondence

1. Pre-application consultation letter re. proposed T-mobile base station. It was agreed to respond incorporating the following objections:

- Too close to residential properties
- On a school route
- Unsuitable location
- Blight on an attractive town
- Suggestion to find alternative location where it would be less intrusive, e.g. industrial site

2. Application for Certificate of Lawful Development re. 23/23A Station Road, Polegate. Consultation with committee members had resulted in one confirmation of knowledge that the property had been used as two flats since 1999 - noted.

3. Partial Review of Draft South East Plan: Apportionment of Primary Land-Won Aggregates - Cllr. Voyce agreed to peruse this document and comment as appropriate.

4. Planning Conference for Town and Parish Councils 13 March 2007 - it was agreed that Cllrs. Voyce and Mrs Piper and the Assistant Town Clerk would attend.

5. Appeal decision re. 77 Heron Ridge, Polegate (dismissed) - noted.

6. Refusal of permission to fell 3no. oak trees on land rear of 10 Northern Avenue, Polegate.

7. Extract from DCSSC - previously circulated.

8. Regional Housing Strategy Review - Cllr. Carter agreed to peruse this document and comment as appropriate.

7470 Planning update and general information

1. Update on proposed local housing developments - response from developers:

- **Pelham Homes** - a number of issues regarding the submitted planning application were raised by the Officer's report, by consultees and at committee. The team are currently considering these issues. It is still intend to pursue a form of development but what it will look like has not yet been decided.

- **Gladedale** - reviewing the situation in light of the recent planning refusal.
- **Wimpey** - intend to submit an application around Easter 2007.

2. What to comment on - aide memoir to assist in commenting on applications - previously circulated.

3. Planning & Environment News - published by Wealden. Copies circulated.

4. Local Development Framework leaflet published by Wealden. Copies distributed and also available from the information racks in the entrance hall.

Cllr. Harmer reported on a Parish Planning Cluster Group meeting that he had recently attended which he had found helpful but as these meetings were only just up and running the organisation needed to be more streamlined - noted.

Some discussion then took place regarding Tesco's move into house building. It was noted that the ethos behind the move was to promote their store within their own sites, for example a £350m development in Wandsworth would provide some affordable housing, some private and housing for their own staff.

It was also suggested that a letter be sent to applicants asking permission for a maximum of three members of the planning committee to carry out a site visit if it is considered that a visit would be helpful in making appropriate comments. Visits would be restricted to applications that may be either contentious or possibly have a knock-on effect on neighbours and surrounding properties. The Chair and Assistant Town Clerk would decide if applications warrant a request for a site visit.