

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on 6th June 2006 in the Council Chamber, 49 High Street, Polegate at 7.30 p.m.

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

In Attendance: Cllr. Mrs J Voyce

No members of the public

No members of the press

7206 APOLOGIES

Apologies were received from Cllrs. Fitzgerald, Harmer and Winn.

7207 DECLARATIONS OF INTEREST

Cllrs. Mrs Berry and Barber declared non-prejudicial interests in application no: WD/2006/1327/F 3 Hailsham Road.

Cllr. Voyce declared a non-prejudicial interest in application no: WD/2006/1309/F 5 Malcolm Gardens

7208 ELECTION OF VICE-CHAIR

The Chair called for nominations for the office of Vice-Chair and it was subsequently proposed that Cllr. Harmer be invited to take up this position. There being no further nominations, the proposal was seconded and agreed by all. However as Cllr. Harmer was not able to be present at the meeting, the invitation was subject to confirmation of his acceptance of the proposal.

The Chair then asked members if they would accept two additional items to the agenda as follows:

- 6(a) draft letter to the Head of Planning and Environmental Policy at Wealden regarding the proposed application by George Wimpey, land east of Shepham Lane.
- B(b) other imminent housing applications

It was agreed by all to accept the additional items

7209 MINUTES OF THE MEETING HELD ON 9TH MAY 2006

The minutes of the meeting held on 9th May 2006 were adopted as correct and signed by the Chair.

7210 MATTERS ARISING FROM THE MINUTES

There were none

7211 PLANNING APPLICATIONS

WD/2006/1029/F 51 Greenleaf Gardens, Poleate. Side and rear extension partly over two storeys, to include two additional bedrooms, enlarged family dining area and en-suite to master bedroom.

OBJECTIONS: 1. Overdevelopment
 2. Out of keeping with the character of the area

WD/2006/1327/F 3 Hailsham Road, Polegate. Formation of dormer window at rear.

NO OBJECTIONS

WD/2006/1309/F 5 Malcolm Gardens, Polegate. Car port at front.

OBJECTIONS: 1. Out of keeping with the character of the area
 2. Forward of the building line
 3. Proposal would set an unacceptable precedent
 4. Visually unacceptable

WD/2006/1271/F 101 Station Road, Polegate. Change of use from retail unit to self-contained ground floor flat.

NO OBJECTIONS

WD/2006/1330/F Priory Court Farm, Sayerland Lane, Polegate. Two fishing lakes, wildlife pond and car parking.

NO OBJECTIONS

WD/2006/1280/O 2 Shepham Lane, Polegate. Demolition of existing dwelling and residential development comprising 4no. terraced dwellings and garaging (renewal of planning permission WD/2003/1258/O).

NO OBJECTIONS

WD/2006/1428/F 25 Farmlands Close, Willingdon. Front porch

NO OBJECTIONS

WD/2006/1250/RM Land adjacent to Cophall Farm A22 with junction of A27 Polegate ByPass. Relocation of public toilet block and associated parking area and public open space together with relocation of electricity substation and provision of site manager's office.

NO OBJECTIONS

WD/2006/1436/F Land rear of 93-97 Station Road, Polegate. Formation of two dwelling units over existing garaging.

One letter of objection received

OBJECTIONS:

1. Overdevelopment
2. Loss of privacy and overlooking of nearby properties
3. It is suggested that a site visit would be appropriate prior to determination of this application.

WD/2005/1973/O Rear of 251 Eastbourne Road, Polegate. Construction of new access road and erection of chalet style dwelling and detached double garage. Details of design/external appearance of dwelling to meet part of condition 1 of Inspector's decision dated 3 April 2006.

NO OBJECTIONS

7212 ITEM (A) RESPONDE TO GEORGE WIMPEY DEVELOPMENT LAND EAST OF SHEPHAM LANE

The Chair read out a draft letter to the Head of Planning and Environmental Policy at Wealden setting out the Council's concerns regarding the proposed development on land east of Shepham Lane. Members were in agreement that the letter was a good representation of those concerns and it was proposed, seconded and agreed by all that the letter should be sent.

ITEM (B) IMMINENT BULK HOUSING APPLICATIONS

Members were advised that Pelham Homes had submitted two planning applications for a total of 3,200 new homes on land to the north west of Polegate. Currently the applications were incomplete. A public exhibition was scheduled to be held on 29th and 30th June and 1st July at the United Reformed Church Hall and would be well publicised.

As there may well be a number of applications for development in the pipeline at the same time, members were asked whether they felt it appropriate to follow the example of Hailsham Town and Hellingly Parish Councils and write to the ODPM requesting that the applications all be called in together. This would mean that the applications would be determined in tandem rather than piecemeal but would also result in the Council losing any influence it might have in the decision making. It was felt that there may be some merit in approaching the ODPM, however it was noted that the response from Government to Hailsham was an outright refusal to comply with their request.

Members were also advised that Pelham Homes had offered to give a presentation to the Council and were seeking possible dates. It was generally agreed that it would be beneficial for Councillors to view the presentation prior to the public exhibition and a preferred date of Wednesday 21st June was decided upon with a second option of Monday 26th June. All Councillors to be advised of the date when confirmed. The decision as to whether to write to the ODPM to be deferred until after the presentation.

7213 DETAILS OF PLANNING DECISIONS

Permissions:

WD/2006/1082/F 33 Westfield Close, Polegate. Single storey side extension.

WD/2006/0987/F 4 West Close, Polegate. Erection of conservatory at rear of house.

WD/2006/0968/F 3 Gilda Crescent, Polegate. Formation of rooms in roof.

WD/2006/1014/F 87 Dover Road, Polegate. Proposed rooms in the roof with dormer to rear.

WD/2006/0963/F 12 High Street, Polegate. Change of use from shop area (A1) to tea shop facility (A3) for shop customers, tea shop to serve beverages and cakes. No hot food to be provided.

Refusals:

WD/2006/0964/F 7 Gainsborough Lane, Polegate. Roof conversion with side dormers.

- 7214** a). Invitation to South Downs Conference - noted but no attendance
b). Invitation to workshops on Wealden Local Strategic Partnership/Development Framework and Community Strategy - noted but no attendance

7215 PLANNING UPDATES AND GENERAL INFORMATION

In response to a previous query regarding planning gains members were advised that gains were achieved according to the policies applicable to each individual application site. A handout was circulated showing the level of affordable housing that Wealden hoped to achieve from the George Wimpey development.