

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING MEETING

Minutes of the meeting held on 7 April 2008 in the Council Chamber, 49 High Street, Polegate at 7.00 p.m.

Present: Cllr. T. Voyce (Chair), Mrs C. Berry, G. Carter, Mrs M. Piper, J. Rogers, A. Watkins, T. Wright.

4 members of the public

7969 Apologies for absence

Apologies were received from Cllr. Mrs J. Voyce.

7970 Declarations of interest in any items on the agenda

Cllr. Mrs Berry declared a personal and non-prejudicial interest in application no. WD/2008/3724/MAJ, EDF Energy site, Chaucer Industrial Estate, Dittons Road, Polegate.

Cllr. J. Harmer arrived at 7.03 p.m.

7971 Minutes of the meeting held on 27 March 2008

It was noted that minute no. 7949 should read 'signed by the Chair' and the minute was duly amended. The minutes were then adopted as a correct record and signed by the Chair.

7972 Matters arising from the meeting held on 27 March 2008

Minute no. 7952 it was queried whether the letter objecting to application no. WD/2008/0149/O being determined under delegated powers had been sent to Wealden District Council. This was confirmed but no response had yet been received.

7973 Planning applications

WD/2008/0699/F Bay Tree Farm, Bay Tree Lane, Polegate.
Demolition of one chicken shed and one commercial building and erection of new commercial building.

It was proposed, seconded and agreed by all to suspend Standing Orders to allow the applicant to speak.

STANDING ORDERS SUSPENDED

The applicant explained the background and history of the business now on the site which had evolved due to the decline in the previous business of egg production. An overview was also given of the proposals in the application which would tidy up the site, make the new business more viable and in keeping with EU standards.

A comprehensive planting and landscaping project was also underway on the site which would provide attractive and effective screening from the A22.

The Chair thanked the applicant for this information and reinstated Standing Orders.

STANDING ORDERS REINSTATED

Cllr. Barber joined the meeting at 7.10 p.m.

Following discussion of the proposals it was resolved that there were no objections.

NO OBJECTIONS

WD/20008/3724/MAJ EDF Energy site, Chaucer Industrial Estate, Dittons Road, Polegate. Redevelopment of EDF site comprising erection of two storey offices together with B1/B8 light industrial and warehouse units including loading and parking facilities.

It was proposed, seconded and agreed by all to suspend Standing Orders to allow a member of the public to speak.

STANDING ORDERS SUSPENDED

Members were advised that properties in close proximity to the site suffered continually from overflowing effluence in their gardens due to the inability of the pumping station to cope with the current loading. A letter had been received from Southern Water stating that improvement works to the pumping station would be finished in May 2008, however to date no works appeared to have been carried out. There was therefore considerable concern at the impact the proposals would have on neighbouring properties.

STANDING ORDERS REINSTATED

OBJECTIONS

1. The existing pumping station is inadequate and causes regular flooding of effluence into neighbouring properties. It is therefore unable to cope with any additional pressure on the system. Southern Water is aware of the situation and a copy letter is attached indicating that improvements would be carried out in May 2008. It is therefore considered that no permissions should be granted until such time as the improvements to the pumping station are put into effect.
2. Provision is made in the non statutory Local Plan that B1 office space should be located to the north of Dittons Road. Therefore the proposal to accommodate office space at this site is contrary to the policies of the non statutory Local Plan.

3. Unacceptable increase in the number of proposed traffic movements and accompanying noise pollution. It is also noted that the highway information given in the application is not up to date and does not reflect current traffic flow.

4. It is noted that it would be appropriate for an ecologist to carry out a bat survey at the site. There is no data to this effect in the statement as would normally be expected.

WD/541/CM Town and Country Planning (General Development Procedure) Order 1995 – proposed variation of planning condition no. 11 of planning permission WD/427/CM to permit stockpile heights increasing from 4 metres to 6 metres. Cophall Wood Waste Transfer Station, Hailsham Road (A22) Polegate.

OBJECTIONS

1. 50% height increase would also necessitate a larger base spread to accommodate the additional stockpile which would be detrimental to the visual amenity of the area.

2. Unacceptable increase in the number of large vehicle movements into fast flowing traffic (a slip road heading north out of the site is recommended).

3. The proposal would have a detrimental affect on ancient woodland.

WD/542/CM Town and Country Planning (General Development Procedure) Order 1995 – deletion of planning condition no. 8 imposed on planning permission no. WD/427/CM, which states that: 'No more than 25,000 tonnes of building/construction industry waste of which up to a maximum of 500 tonnes can be imported in a week'. Cophall Wood Waste Transfer Station, Hailsham Road, Polegate.

OBJECTIONS

1. Unacceptable increase in vehicle movements entering and exiting the site. Therefore it is considered that the condition should remain in its entirety.

WD/2008/0751/F 45 High Street, Polegate. Installation of satellite dish.

NO OBJECTIONS

7974

Delegated applications

WD/2008/0320/F 4 Bernhard Gardens, Polegate. Proposed single storey extension to the rear showing reduction in projection of extension adjacent to 5 Bernhard Gardens and substitution of mono pitch roof for a lower flat roof. Drwg. nos. 0758/01 rev. B and 0758/02 rev. A date stamped 12/3/2008.

NO OBJECTIONS

7975 Details of planning decisions

There were none.

7976 Correspondence

There were none.

7977 Planning updates and general information

Members were advised that the George Wimpey application for 260 dwellings on land to the east of Shepham Lane had been approved.

A paper explaining the scheme of delegation was circulated to members for information.