

**UNADOPTED  
POLEGATE TOWN COUNCIL**

**PLANNING COMMITTEE**

Minutes of the meeting held on 9<sup>th</sup> May 2006 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, B. Winn (from 8.00 pm.)

In Attendance: 0

Press: 0 Public: 5

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**7146 APOLOGIES**

Apologies were received from Cllr. Mrs Berry.  
The Chair requested that it be recorded that one member of the committee had not attended the last eight planning meetings and that no apologies had been received.

**7147 DECLARATIONS OF INTEREST**

Cllr. Voyce declared a non-prejudicial interest in application no. WD/2006/0968/F, 3 Gilda Crescent.  
Cllr. Harmer declared a non-prejudicial interest in application no. WD/2003/2097/RM. Land adjacent Cophall Farm (A22).

**7148 MINUTES**

The minutes of the meeting held on 4<sup>th</sup> April 2006 were adopted as correct and signed by the Chair.

**7149 MATTERS ARISING**

There were none.

**7150 PLANNING APPLICATIONS**

**WD/2006/0581/F** 29 Mortimer Gardens, Wannock, Nr. Polegate. Loft conversion with dormer.

**NO OBJECTIONS**

**WD/2006/0964/F** 7 Gainsborough Lane, Polegate. Roof conversion with side dormers.  
4 letters of objection received – previously circulated

It was proposed by Cllr. Voyce, seconded by Cllr. Barber and agreed by all to suspend Standing Orders to allow a member of the public to address the committee.

STANDING ORDERS SUSPENDED

The background to this application was clarified to members and the fact that the application site was not a single dwelling but an attached property which was not made clear on the plans. Residents were of the opinion that the proposed conversion would be out of keeping in an area that was predominantly bungalows and chalet bungalows. Concern was also expressed regarding car parking and highway safety in view of the extra traffic movement that might be generated.

The Chair thanked the resident for this information and having established that no other parties wished to speak in favour of the proposed conversion reinstated Standing Orders.

#### **STANDING ORDERS REINSTATED**

Following discussion it was unanimously agreed to object as follows:

**OBJECTION:**

1. Plans do not show the two bungalows attached
2. The roof of the existing property overlaps the roof of the attached building
3. Out of keeping with the character of the area
4. Over development
5. General eyesore

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

**NO OBJECTIONS**

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

**NO OBJECTIONS**

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

**NO OBJECTIONS**

**WD/2006/1103/F** 66 Station Road, Polegate. Two-storey extension at side.

**NO OBJECTIONS**

**WD/2006/0579/F** Site adjoining Unit 1, Chaucer Industrial Estate, Dittons Road, Polegate. Erection of class B8 warehouse building.

**NO OBJECTIONS**

**Cllr. Winn jointed the meeting at this point**

## 7151 DELEGATED APPLICATIONS

**WD/2005/2564/RM** Surplus land at Polegate Shopping Centre Car Park. Erection of a 3-storey residential development containing a mixture of 1&2 bedroom flats. Post decision clarification re conditions and in particular commencement of works, pedestrians and cycle routes, hours of work, temporary contractors huts, compound and wheel washing. Drwg. no. AC/PolcP/Stor dated 21.03.2006.

### NO OBJECTIONS

**WD/2003/2097/RM** Land adjacent Cophall Farm A22 with junction of A27 Polegate ByPass. Petrol filling station with motorists/travellers shop (together with ancillary development inc. canopies, vehicle washing facilities, underground storage tanks, LPG installation and assoc. car and HGV parking spaces) public toilets and picnic area, central spine road (with connection to public highway) street lighting, electricity sub station, surface water balancing pond and landscaping. **Post decision amendment** showing entrance pod, relocation of shop entrance, repositioning of parking, additional parent and child parking, removal of section of forecourt canopy, linking of HGV forecourt canopy to shop, reduction in length of building, provision of internal toilet. Drwg. nos. 010679/010679/20D dated 30.3.2006.

### NO OBJECTIONS

Cllr. Winn wished to have it recorded that in his opinion developers should not be able to build to a greater extent than that shown on the agreed plans.

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

### NO OBJECTIONS

**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.

### NO OBJECTIONS

## 7152 PLANNING DECISIONS

### Permissions:

**WD/2005/2444/F** Demolition of existing dwelling and erection of 1no. two bedroom, 5no. three bedroom and 3no. four bedroom dwellings. Island Close House, Hailsham Road, Polegate.

**WD/2006/0761/F** Erection of a conservatory to side elevation. 27 Dymchurch Close, Polegate.

**WD/2006/0671/F** Proposed demolition of existing rear extension and erection of single storey rear extension and alterations. 37 Windsor Way, Polegate.

**WD/2006/0477/F** Replacement of existing wooden shop front with upvc double glazing and upvc door, also raising height of brickwork at front. 46 High Street, Polegate.

**WD/2006/0482/AI** Advertisements for proposed petrol filling station which include canopy signage, shop fascia, ID sign and association graphics. Eastbourne Service Station, Cophall Farm, Polegate.

**WD/2006/0558/F** Construction of driveway and crossover. 22 Gilda Crescent, Polegate.

**WD/2006/0651/F** Second floor roof extension to create seven residential units. The Centre, High Street, Polegate.

**WD/2006/0710/F** Replacement of existing shop window and front door with new double glazed shop window and door. 48 High Street, Polegate.

**WD/2006/7500/T** Installation of a 15m GRP wood effect telegraph pole containing 2G/3G antennae and associated equipment cabinet. Polegate ByPass (A22).

### **7153 CORRESPONDENCE**

1. CPRE Skills Seminar – no members were able to attend
2. Approval for tree works r/o 16 Dymchurch Close, Polegate – noted
3. Appeal by Sussex Garage Doors – it was agreed to ask Cllr. Martin to represent the Council at the Appeal
4. Appeal re. 251 Eastbourne Road, Polegate – noted
5. Horse & Groom confirmation of boundary – noted
6. ESCC Statement of Community Involvement – Submission Document – Cllr. Carter had perused this document and reported that the mineral extraction does not concern Polegate and that the waste disposal may affect Polegate in the future but that will be the subject of further planning on which we will be consulted. Cllr. Carter was thanked for his hard work in responding on this document.

### **7154 COUNCILLOR TRAINING**

Members were advised that dates had now been offered by WDC for a training session on the Local Development Framework and that this would take place in the Council Chamber here in Polegate. Following some discussion it was agreed that the preference was for a morning session on Friday 19 May. Should Wealden not be able to accommodate this date then second choice would be Thursday morning 25<sup>th</sup> May. The preferred format was also agreed to be a basic facts presentation, how the system works re LDF, dangers and pitfalls and what is really relevant, legislation and a question and answer opportunity. Also to request visuals, if possible, plus handouts to save note taking.

It was also agreed to extend an invitation to all town councillors to attend if they so wished. Members wishing to attend, other than those on Planning, should advise the Assistant Town Clerk at the Full Council meeting on Monday 15<sup>th</sup> May so that numbers can be advised to Wealden.

### **7155 PLANNING UPDATES AND GENERAL INFORMATION**

Members were advised that WDC will be organising visits to Town and Parish Councils that have major development sites in their area to discuss proposals. Dates and further information to be advised.

It was agreed to ask if Clare McIntyre (Majors Team WDC) could be included in this visit, if appropriate. It was also agreed to follow up the question of housing design at this meeting.

### **7156 SOUTH EAST PLAN**

It was proposed by Cllr. Winn, seconded by Cllr. Carter and agreed by all to purchase an additional copy of the South East Plan for councillors use.

It was also proposed by Cllr. Voyce that a working group be formulated to co-ordinate a response to the Plan in conjunction with the Local Development Framework. This was seconded by Cllr. Carter and agreed by all. It was then agreed that Cllrs. Mrs Piper, T. Voyce and G. Carter be members of the working party and that the invitation be extended to include any other members of the Town Council that expressed an interest. Councillors who are interested in joining the working group should advise the Assistant Town Clerk at the Council meeting on Monday 15<sup>th</sup> May in order that an early meeting can be organised.

The following comments were then suggested to be incorporated in the overall response to the Plan.

1. Disappointment with the design of the housing currently proposed
2. Lack of amenities and leisure facilities
3. Lack of adequate infrastructure
4. Insufficient hospital and local GP and dentist care
5. Water shortage
6. Provision of schools
7. Integrated road and transport system
8. New railway link to Hailsham
9. A27 road improvements

#### **7157 CODE OF CONDUCT**

It was proposed, seconded and resolved that owing to the confidential nature of the business to be discussed that this item be taken into confidential session.