

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING MEETING

Minutes of the meeting held on 13 September 2007 in St. John's Church Hall, St. John's Road, Polegate at 7.00 p.m.

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

In Attendance: Cllr. Mrs D. Joy Public: 40 Press: 0

The Chair welcomed everyone to the meeting and explained that the Town Council was not the determining authority and acted in the capacity of consultee only and that members of the public would have the opportunity to put forward their comments during the course of the meeting.

7673 Apologies for absence

Apologies were received from Cllr. Mrs Berry.

7674 Declarations of interest

Cllr. Carter declared a prejudicial interest in application no. WD/2007/2493/F relating to 2 Rye Close, Polegate.

7675 Minutes of the meeting held on 20 August 2007

The minutes of the meeting held on 20 August 2007 were adopted as correct and signed by the Chair.

7676 Matters arising from the meeting held on 20 August 2007

There were none.

7677 Election of Vice-Chair

Nominations were invited for the position of Vice-Chair and it was proposed and seconded that Cllr. Barber should serve in this capacity. There being no further nominations, it was agreed unanimously to offer the position to Cllr. Barber. Cllr. Barber then indicated his acceptance of the position.

7678 Planning applications

WD/2007/2353/MEA Land to the north of Dittons Road, Polegate. Mixed use development comprising B1A employment development (up to 11,060 sq.m.) A3 café (up to 75 sq.m.), D1 nursery (up to 600 sq.m.) and residential development of up to 200 dwellings, together with associated car parking following the demolition of the 2 existing dwellings (Gullfoss and Winfield Farm) and construction of means of vehicular, cycle and pedestrian access.

The Chair advised that a précis of the application had been prepared and that he thought it would be helpful for both committee members and the public if that was read aloud prior to standing orders being suspended. The Assistant Town Clerk then read out the following statement:

'The proposed development is on a land-locked site situated north of Dittons Road and south of the Polegate ByPass. The site is currently allocated to a high quality business park within the non-statutory Wealden Local Plan.

Gladedale propose the sub-division of this site to provide a mixed use development of dwellings and business park. Total site area approx. 22 acres. The majority of the site is identified as a proposed business park in the adopted non-statutory Local Plan. However, the South East Plan identifies that the south coastal strip, which includes Polegate, will benefit from more mixed use developments which tend to kick-start the economy and provide sustainable local employment.

There are 5no. play areas on site. No formal sports provision to be provided on site but financial contributions towards improving existing sports facilities nearby subject to future discussions with PTC and WDC.

The George Wimpey site with a proposal of 260 dwellings adjoins this land to the west.

The major differences between this application and the submission in September 2006 are as follows:

- Reduction in the proposed number of dwellings (mix of flats and houses) from 220 to a maximum of 200 with 30% being affordable housing. 200 dwellings would provide 60 affordable homes and 180 dwellings 54 affordable homes.
- Increase in size of business park from 8500 sq.m. to 11,000 sq.m. to include B1A employment development (offices), a café and a nursery.
- New proposals seek to provide for much greater integration between the proposed residential and business units, i.e. more mixed use.
- New access road provided from Dittons Road together with improvements to the geometry of the entry and exit slip roads at the A22 new route/B2247 Dittons Road roundabout.
- Signalised junction linked to existing access for Chaucer Industrial Estate to provide safe crossing for pedestrians and cyclists.
- Pedestrian crossing.
- Splitter island shaped to deter right turning traffic out of the estate.
- Footpath at this point increased from 2m to 3.5m.
- Improved visibility splays.
- Access to the adjacent George Wimpey site to provide a pedestrian and cycle route and a safe route to the local primary school.

It was then proposed, seconded and agreed by all to suspend standing orders to allow members of the public to address the committee.

STANDING ORDERS SUSPENDED

Five members of the public expressed a variety of concerns as follows:

- Lack of infrastructure, school places, hospital facilities, doctors' surgeries etc.
- Inadequate water supply
- Inadequate drainage systems
- Potential noise and nuisance from the Cuckoo Trail
- Increase in traffic along the Dittons Road
- Increase in vehicle movements into and out of the site onto an already busy and dangerous road
- Invasive noise produced by additional traffic movements
- Policing of the new estate
- Lack of transport services to and from the site making residents more car dependent
- Lack of waste disposal facilities locally and County wide
- Business park not needed as the adjacent Chaucer Industrial Estate is under used

The Chair thanked everyone for their input and reinstated Standing Orders

STANDING ORDERS REINSTATED

Following discussion it was agreed to submit the following objections.

- OBJECTIONS:**
1. Unsafe entry/exit into the proposed site. Either a roundabout or 4-way signalised junction to include the Chaucer Industrial Estate and the proposed site is preferred.
 2. A reduction in the speed limit from 40 mph to 30 mph from the Jubilee Way roundabout through to the Cophall roundabout should be implemented (includes Dittons Road, Pevensey Road, Station Road, Hailsham Road) and safety cameras installed.
 3. The application appears to be very much dependent upon the George Wimpey application being successful and concern is expressed that if the Wimpey site does not receive planning permission, then the Gladedale proposals may not stand alone.
 4. It is therefore even more necessary for the highway improvements to be met if this is the case.

WD2007/2493/F 2 Rye Close, Polegate. Single storey rear extension to replace existing conservatory.

Cllr. Carter having declared a prejudicial interest in this application left the meeting and took no part in the discussions.

NO OBJECTIONS

Cllr. Carter was then recalled to the meeting.

WD/2007/2207/F Units 15&16 Chaucer Industrial Estate, Dittons Road, Polegate. Erection of temporary storage building at front and temporary car parking on adjacent site. **Amended site plan** showing parking area to south of site. Site plan date stamped 20 August 2007.

OBJECTIONS:

1. Inadequate parking facilities.
2. The size of the proposed storage building is excessive.

WD/2007/2583/F 50 West Close, Polegate. Proposed external alterations.

NO OBJECTIONS

WD/2007/2439/FR Dormers, Wannock Road, Polegate. To take down wooden conservatory replace with upvc (retrospective).

NO OBJECTIONS

7679 Delegated applications

WD/2007/2207/F Units 15&16 Chaucer Industrial Estate, Dittons Road, Polegate. Erection of temporary storage building at front.

OBJECTIONS:

1. Size of proposed storage building is excessive and would mean the loss of up to 30 car parking spaces.
2. A daytime, weekday, unannounced site visit is strongly recommended prior to determination.

WD/2007/2306/F 2 Old Drive, Polegate. First floor extension to front.

OBJECTIONS:

1. Overdevelopment
2. Out of keeping with the street scene

7680 Details of Planning Decisions

Permissions:

WD/2007/1866/F Alterations and extension to enlarge existing conservatory at rear of property. 5 East Close, Polegate.

WD/2007/1885/FR Infill under existing roof to form porch on front elevation. 38 St. Mary's, Aberdale Road. Polegate.

WD/2007/1794/F Proposed front bay window. 117 Southfield, Polegate.

WD/2007/1841/F Erection of conservatory on rear elevation. 38 St. Mary's, Aberdale Road, Polegate.

WD/2007/1736/F Provision of external ramp to provide level access. 57 High Street, Polegate.

WD/2007/2252/LDP Demolition of existing garage and provision of a rear dormer. 60 Dover Road, Polegate.

Refusals:

WD/2007/1514/F Extending existing retail area to incorporate existing area at rear of shop currently used for domestic purposes. 9 High Street, Polegate.

7681 Correspondence

1. Notice of dismissal of Appeal re. 93-97 Station Road, Polegate.

7682 Planning Updates and General Info

The Chair advised that he had attended a meeting at Hailsham TC, along with members of Hellingly and Arlington Parish Councils to discuss and develop a joint response to the LDF core strategy. Three responses were agreed as follows:

- a) The Eastbourne and Hailsham economic blueprint has received a total lack of public consultation and yet the principle is being used to influence the core strategy. We object to this, due to the lack of proper consultation.
- b) A certain amount of growth in all villages is desirable to provide housing for young people from the villages, to ensure viability and vitality and to maintain local services.
- c) The A27 must be improved as a precondition to any development in this South Coast sub region as this is fundamental to improving transport links and to providing jobs and services and revitalisation of local industries and businesses.

Noted – and agreed to circulate a copy to members of the committee.

It was noted that a proliferation of signs for 'Litebites' had appeared on Cophall roundabout and a sign for the café affixed to a mobile barrier.

There being no further business the Chair closed the meeting.