

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on 16 January 2007 in the Council Chamber, 49 High Street, Polegate at 7.30 p.m.

Present: Cllrs. T Voyce (Chair), S. Barber, Mrs C Berry, M. Fitzgerald, J. Harmer (from 7.50 p.m.), Mrs M Piper.

5 members of the public

- 7393 Apologies**
Apologies were received from Cllrs. Carter, Gibbs and Mrs Voyce.
- 7394 Declarations of interest**
Cllr. Mrs Berry declared a prejudicial interest in application no. WD/2006/3462/F. EDF Energy site at Chaucer Industrial Estate and adjoining highway land on Dittons Road (B2247) Polegate.
- 7395 Minutes of the meeting held on 28 November 2006**
The minutes of the meeting held on 28 November 2006 were adopted as correct and signed by the Chair.
- 7396 Matters arising**
There were no matters arising
- 7397 Planning applications**
WD/2006/33329/F 117 Southfield, Polegate. Roof conversion with rear dormer.

NO OBJECTIONS

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

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/2006/3462/F EDF Energy site at Chaucer Industrial Estate, Polegate and adjoining highway land on Dittons Road (B2247) Polegate. The construction of a new vehicular access onto Dittons Road from the EDF Energy site, Chaucer Industrial Estate, Polegate.

Having previously declared a pecuniary interest, Cllr. Mrs Berry left the Chamber and took no part in the discussion regarding this application.

Members were advised that one letter of objection had been received and also a copy of a petition addressed to the Planning Department at Wealden District Council had been submitted detailing seven objections and concerns of local residents.

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

STANDING ORDERS SUSPENDED

Members were advised that local residents had a number of concerns including the speed of traffic coming off the A27 onto the B2247 particularly if lorries were turning in and out of the site as traffic came over the brow of the hill. Traffic lights would be needed to slow or halt the traffic. There was a need to retain the existing layby. It is already hazardous getting out of neighbouring properties and the proposal would make it even more dangerous. Increase in noise and traffic. Why not widen the existing access as lorries already have to swing across the road to gain access to the site.

The Chair thanked the resident for the input and reinstated Standing Orders.

STANDING ORDERS REINSTATED

Members were advised that ESCC Highways had not yet carried out a site visit but from an initial look at the plans, provided the visibility splays were within correct limits, then it may be a difficult application to refuse. It was also noted that the existing access to the industrial estate had been identified as being substandard.

However it was stressed that this initial comment was by no means definitive and was subject to site visit and other criteria.

Following discussion it was proposed and seconded that a comment of 'no objections' be returned and a vote was taken as follows:

In favour	3
Against	2

Therefore the proposal was carried.

Cllr. Mrs Berry returned to the chamber at this point.

WD/2006/3556/F Cophall House, Bay Tree Lane, Polegate. 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.

NO OBJECTIONS

WD/2006/3581/FA Former Waterhouse Coaches site, Dittons Road, Polegate. Variation of condition 22 of planning permission WD/2006/0368/O to allow eight of the approved houses to have a footprint not exceeding 54 square metres and one house with a footprint not exceeding 80 square metres.

OBJECTION: Council would prefer to see condition 22 retained, dwellings not to exceed a gross 45 square metres in footprint in each case, in order to control the density of development with regard to policy HG9 of the approved non statutory Wealden Local Plan.

7398

Delegated Applications

WD/2006/3187/F 10 West Close, Polegate. Erect chalet bungalow at side, form dormer and erect garage at side.

OBJECTIONS:

1. Overdevelopment
2. Out of keeping with the surrounding area
3. Undesirable terracing effect

WD/2006/7512/T Polegate ByPass (A22) Installation of radio base station comprising 15m high replica telegraph pole, telecommunications mast containing 3 antennas, 1no. 200mm diameter dish antenna, radio equipment housing and development ancillary thereto.

OBJECTIONS:

1. Too close to proposed new housing development
2. Too close to existing housing in Brookside Avenue
3. Unacceptable height of pole

WD/2006/3171/F 26 Walnut Walk, Polegate. Proposed rear extension and loft conversion.

OBJECTIONS:

1. Overdevelopment
2. Rear dormer roof mass out of proportion with surrounding properties

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

NO OBJECTIONS

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

NO OBJECTIONS

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

NO OBJECTIONS

7399

Details of Planning Decisions

Permissions:

WD/2006/7512/T Installation of a radio base station comprising a 15m high replica telegraph pole telecommunications mast containing three antennas, one 200mm diameter dish antenna, radio equipment housing and development ancillary thereto. Polegate Bypass (A22) Polegate.

WD/2006/3365/LDP Velux rooflight in rear roof slope. 56 Windsor Way, Polegate.

WD/2006/3056/LDP Construction of conservatory to rear elevation. 19 Westfield Close, Polegate.

WD/2006/3035/F Single storey ground floor rear conservatory. 9 Brightling Road, Polegate.

WD/2006/2987/F Installation of a new Barclays ATM. Barclays Bank, 59-61 High Street, Polegate.

WD/2006/2988/AI 1 x ATM integrated lightbox and 1 x illuminated top panel. Barclays Bank, 59-61 High Street, Polegate.

WD/2006/2881/F Single storey extension to form garage, kitchen extension and conservatory. 2 Levett Way, Polegate.

WD/2006/2749/F To replace existing windows and doors with new white pvcu double glazed windows and doors. Fenestration has been changed to some window designs to improve operation of opening sashes and ventilation of flats. Guardian Court, Brookside Avenue, Polegate.

WD/2006/2867/FR Restrospective applicaton for the erection of conservatory at side. 1 Dymchurch Close, Polegate.

WD/2006/2995/AI Internally illuminated fascia sign and projector. Lloyds TSB, 41 High Street, Polegate.

WD/2006/2992/F Erection of 1.5 metre high brick wall of existing pattern and built 3 metres from the public footpath. 24 Malcolm Gardens, Polegate.

WD/2006/3075/F Two storey extension to side and conservatory to rear. 37 Oakleaf Drive, Polegate.

WD/2006/2981/F Erection of a detached, single storey garage at rear of bungalow. 47 Dover Road, Polegate.

WD/1996/1311/O Residential development of 9 two-bed and 18 three-bed houses, access road, parking and landscaping. Land adjacent Pevensey Road and Lynholm Road, Polegate - this permission came as a surprise to members, most of whom had no recollection of this application and there is no record of consultation in recent years. Although the application had been before the then planning committee when initially submitted in 1996, it was agreed to contact Wealden DC to ascertain why, seemingly, no consultation had been carried out more recently and prior to determination.

Refusals:

WD/2006/2794/F Single storey pitched roof rear extensions. 15 St. John's Road, Polegate.

WD/2006/2482/MEA Mixed use development comprising residential development @ 30-35 dpha and B1(a) employment development (circa 8,800 sq.m.) following the demolition of two existing dwellings (Gulfoss and Winfield Farm) and means of vehicular, cycle and pedestrian access. Land to the north of Dittons Road, Polegate.

WD/2006/3187/F Erect chalet bungalow at side, form dormer and erect garage at rear. 10 West Close, Polegate

7400

Correspondence

1. Permission to carry out crown reduction to Oak tree at 5 St. Mary's, Lynholm Road, Polegate - noted.
2. Permission to carry out reduction in height to one oak at 24 Spurway Park, Polegate - noted.
3. Appeal decision re. 20-34 The Millrace, Wannock, Polegate. Appeal dismissed and planning permission refused - noted.
4. Extract from DCSSC minutes - previously circulated.
5. WDC letter re. land west of Shepham Lane, Polegate - the Chair sought members' views as to whether we should just request that this parcel of land is included in the LDF process, or whether it would be a good idea to hold a public meeting to ascertain public opinion on housing numbers and allocations and a housing vision for the future.
Discussion then ensued and it was agreed to refer Wealden's letter to Full Council for a response and decision on a public meeting.
6. Waterhouse Estates development on surplus land at shopper's car park, Polegate - copy of WDC's response as a result of numerous complaints regarding the lack of lighting to the footpath and other issues - noted.
7. Clustering arrangements - it was agreed to advise the Association of Local Councils that this Council wished to remain independent of the proposed clusters.

7401

Planning Updates and General Information

1. Eastbourne Borough Council Core Strategy Documentation - members were recommended to peruse this document. It clearly identifies certain areas relating to planning matters and is a very interesting read - far easier than anything so far produced by Wealden - noted.
2. Planning Conference 13 March 2007 - it was noted that Cllrs. Barber, Mrs Berry, Harmer, Mrs Piper and Voyce in addition to the Assistant Town Clerk had expressed an interest in attending the conference.