

UNADOPTED

POLEGATE TOWN COUNCIL

Minutes of the meeting held on 19 September 2006 in the Council Chamber, 49 High Street, Polegate at 7.30 p.m.

Present: Cllrs. T Voyce (Chair), G. Carter, M. Fitzgerald, G. Gibbs, Mrs M Piper,
Mrs J Voyce

11 members of the public

1 member of the press

The Chair welcomed councillors and members of the press and public to the meeting and thanked them for attending. Members of the public were also advised that they would have the opportunity to address the committee later in the meeting and once Standing Orders had been suspended.

7228 APOLOGIES

Apologies were received from Cllrs. Barber, Mrs Berry and J Harmer.

7229 DECLARATIONS OF INTEREST

Cllrs. T. Voyce and Mrs J Voyce declared a non prejudicial interest in application no. WD/06/2371 24 Malcolm Gardens, Polegate.

7230 MINUTES OF THE MEETING HELD ON 14 AUGUST 2006

The minutes of the meeting held on 14 August 2006 were adopted as correct and signed by the Chair.

7231 MATTERS ARISING FROM THE MINUTES

There were no matters arising.

7232 PLANNING APPLICATIONS

WD/2006/2482/MEA Land to the north of Dittons Road, Polegate. 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.

At this point the Chair read out some further detail regarding this application to give members of the public a better understanding of the development. A copy of the statement is attached as an addendum to these minutes.

It was then proposed by the Chair, seconded by Cllr. Mrs Voyce and agreed by all to suspend Standing Orders to allow members of the public to address the Committee.

STANDING ORDERS SUSPENDED

Two residents addressed their concerns to members as follows:

- increased amount of traffic on an already dangerous stretch of road
- the proposed traffic island would create a hazard for both pedestrians and through traffic
- there are already difficulties in accessing/exiting driveways to existing properties which would be made even more hazardous
- the existing layby is not shown in the plan which means residents would not even have the benefit of the layby to assist with access/egress
- there are existing problems with the sewage system which is already overloaded and the proposed development would exacerbate the situation
- already problems with the water pressure which fluctuates
- risk of flooding due to land levels
- the Local Plan (showed to residents some two years previously) showed the entrance to the new development at the far end of Polegate
- no need for further development in this area

The Chair thanked members of the public for their input and reinstated Standing Orders.

STANDING ORDERS REINSTATED

Members were advised that 6 letters of objection had been received.

Following considerable discussion it was unanimously agreed to make the following objections:

- OBJECTIONS:**
1. Unsafe and impractical access to the site both for potential users of the site and local residents.
 2. Additional traffic movements on the detrunked route would cause unacceptable congestion.
 3. The proposed island refuge is considered to be in a dangerous position and restricts access and egress from existing properties.
 4. The proposed traffic light system would cause long delays and traffic would back up to the A22 new road (Jubilee Way) particularly at peak times.
 5. The entrance to the existing Chaucer Industrial Estate would also be compromised as it would be in close proximity to the proposed entrance to the new development site.
 6. There is no provision for either a primary or secondary school.
 7. The development site is zoned as a business park in the Local Plan and should not therefore be allocated for housing.
 8. Attention is drawn to the report by Sarah Pascoe dated August 2006 regarding economic growth in the Eastbourne and Hailsham area which states that business park use should not be redesignated for housing.

WD/2006/2371/F 24 Malcolm Gardens, Polegate. Erection of 1.5 metre high brick wall to side.

NO OBJECTIONS

WD/2006/2442/F 4 Levett Road, Polegate. Demolition of existing garage and erection of new garage to the side of the property and a conservatory to the rear.

NO OBJECTIONS

WD/2006/2485/F 6 Levett Road, Polegate. Erect conservatory at side.

NO OBJECTIONS

WD/2006/2557/F 9 Northern Avenue, Polegate. Extension to front of semi-detached bungalow.

NO OBJECTIONS

7233 DELEGATED APPLICATIONS

WD/2006/2103/F 22 Brightling Road, Polegate. Single storey rear extension, conservatory and internal works.

NO OBJECTIONS

WD/2006/2219/F 81 High Street, Polegate. Proposed change of use from shop to Estate Agents.

OBJECTIONS:

1. Loss of retail outlet
2. There is already an adequate provision of Estate Agents in the High Street

WD/2006/2224/F 29 Willow Drive, Polegate. Loft conversion to existing bungalow. Two dormer windows to front, one to rear (PD). Demolition of existing prefabricated garage and erection of new permanent replacement (PD).

OBJECTIONS:

1. Out of keeping
2. Encroachment into privacy of opposite neighbour by way of overlooking
3. Preference for velux windows

WD/2006/2264/F 77 Pevensey Road, Polegate. Proposed rear extension (existing conservatory to be removed).

NO OBJECTIONS

7234 DETAILS OF PLANNING DECISIONS

Permissions:

WD/2006/2397/LDP Provision of rooms in roof space including dormer. Escape window to front roof slope. 17 Hastings Close, Polegate.

WD/2006/2095/LDP Removal of existing conservatory and loft conversion with rear facing dormer. 29 Mortimer Gardens, Wannock. Nr. Polegate.

WD/2006/2376/F Single garage and garden shed. 25 The Millrace, Polegate.

WD/2006/1964/F Flat roof single storey extensions at side and rear. 59 Greenleaf Gardens, Polegate.

WD/2006/1847/F Single storey entrance porch at front, crossover and off street parking. 12 Hailsham Road, Polegate.

WD/2006/1747/F Loft conversion with a small dormer to the front of the property and a larger dormer to the rear. Hillbrow, Dittons Road, Polegate.

WD/2006/1918/F Extension in width to existing high level fire escape platform. 10a High Street, Polegate.

WD/2006/2020/F Demolition and reconstruction of garage on new ground bearing raft. 67 Greenleaf Gardens, Polegate.

WD/2006/2131/F Internal alterations and new shopfront, widening front door. 65 High Street, Polegate.

Refusals:

WD/2006/1873/F Single storey ground floor rear conservatory. 9 Brightling Road, Polegate.

WD/2006/2112/F Dormer to rear and escape window to front roof slope. 17 Hastings Close, Polegate.

WD/2006/2054/F Two storey side extension. 77 Heron Ridge, Polegate.

7235 CORRESPONDENCE

1. Partial Review of South East Plan, provision for gypsy and traveller caravan sites - it was agreed that the Chair of Planning and the Assistant Town Clerk would look at the document and comment if appropriate.

2. Local list of buildings of historic, architectural or social importance or interest - it was agreed to suggest the possible inclusion of Otteham Court, the Old Station, the Horse & Groom and Sayerland House.

3. Notice of appeal decision re land at 39 Farmlands Way, Polegate. The Enforcement Notice issued by WDC was quashed - noted.

4. Notice of appeal re 20-34 The Millrace, Wannock, Polegate - it was agreed to write in support of WDC's objections.
5. Permission from WDC to carry out tree works at Queensmead Residential Care Home - noted.
6. Permission from WDC to carry out tree works at 18 St. John's Road, Polegate - noted.
7. Permission from WDC to carry out tree works at 11 Spurway Park, Polegate - noted.

7236 PLANNING UPDATES AND GENERAL INFORMATION

Mention was made of a site housing small business units in Hailsham which may be sold for housing development. It was obviously a brownfield site which is contrary to the recommendations in Sarah Pascoe's report - noted.