

UNADOPTED

POLEGATE TOWN COUNCIL

PLANNING MEETING

Minutes of the meeting held on 20 November 2007 in the Council Chamber, 49 High Street, Polegate at 7.30 p.m.

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

1 member of the press

7773 The Chair proposed that an additional item, planning budget (6A), be added to the agenda and this was agreed by all.

7774 **Apologies for absence**
Apologies for absence were received from Cllr. J. Harmer.

7775 **Declarations of interest**
Cllr. Mrs Piper declared a personal interest in application no. WD/2007/3124/F 43 Northfield, Polegate.

7776 **Minutes of the meeting held on 16 October 2007**
The minutes of the meeting held on 16 October 2007 were adopted as correct and signed by the Chair.

7777 **Matters arising from the meeting held on 16 October 2007**
There were none.

7778 **Planning applications:**
WD/2007/3124/F 43 Northfield, Polegate. Form rooms in roof with dormer at rear.

OBJECTIONS:

1. Out of character with the street scene.
2. Out of proportion with the adjoining property.
3. Overlooking and loss of privacy to neighbours.

WD/2007/2997/F Former EDF Energy site, Chaucer Industrial Estate, Dittons Road, Polegate. Installation of 2no. roller shutter doors, 1no. new access door and to construct external security fencing and covered storage area.

NO OBJECTIONS

WD/2007/3149/F Units 14-16 Chaucer Industrial Estate, Dittons Road, Polegate. Extension to front of units 14 & 15 to enlarge factory.

NO OBJECTIONS

WD/2007/3273/F The Stables, New Road, Polegate. Conservatory to front.

NO OBJECTIONS

7779 Delegated applications:

WD/2007/3073/FR 109 Brightling Road, Polegate. Retrospective application for erection of 1.8m boundary fence.

NO OBJECTIONS

It was noted that objections had however been received by WDC from neighbours and ESCC Highways.

7780 Planning Budget

The Chair proposed that the planning committee be allocated a small budget of £1300.00 for the next financial year, broken down into three parts as follows:

Hire of halls for major applications	200.00
Travel expenses for members attending out of town meetings	100.00
Legal and other support for Appeals/Objections to Appeals etc.	<u>1000.00</u>
	<u>1300.00</u>

However, after some discussion it was agreed that a separate allocation for travel expenses was not required as expenses could continue to be paid using the existing procedure.

It was therefore resolved that the budget for the planning committee should be set at £1200.00 for the next financial year.

7781 George Wimpey application land to the east of Shepham Lane, Polegate – update

The Chair advised that Wealden had been contacted to see if it was possible to obtain any additional planning gain for the town from the George Wimpey development. Unfortunately, the response was that the only gains would be those inherent in the planning application as approved. Contributions from the developer would be sought towards the provision of a new off-site community hall, doctor's surgery, library improvements, nursery and primary school provision. Casual/informal and equipped play space will be provided on the development site, whilst the youth and adult will be secured via commuted sum payments towards off-site provision in Polegate.

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Details of planning decisions

Permissions:

WD/2007/2626/F Change of use – ground floor residential use (rear) to A1 use, to extend existing shop area and convert existing single A1 shop to two units (PD), as original (reuse the shop shop doors). Reposition door to side and window (1st floor) to rear, self containment of first floor living accommodation. 9 High Street, Polegate.

WD/2007/2168/F Conservatory at rear. Laburnums, Dittons Road, Polegate.

WD/2007/2656/F Conservatory to rear elevation. 3 Lancing Way, Polegate.

WD/2007/2515/F Proposed relocation of existing entrance from High Street to side elevation (Albert Place) to form new DDA level entrance into unit. Proposed new shopfront/glazing to main High Street elevation. 91 High Street, Polegate.

WD/2007/2439/FR Retrospective application for conservatory at rear and insertion of ground floor window to extension approved under WD/2005/3175. Dormers, Wannock Road, Polegate.

WD/2007/2175/F Change of use of residential dwelling to dental surgery (ground floor) with ground floor extension and residential flat (first floor) with associated access and car parking at rear. 11 Station Road, Polegate.

WD/2007/2660/F Conservatory to rear elevation. 9 Willow Drive, Polegate.

WD/2007/2716/F Change a grass verge to the rear into a parking area for 1-2 cars. 70 Station Road, Polegate.

WD/2007/2926/F Renewal of permission WD/02/0425/FR. 11 Sayerland Road, Polegate.

WD/2007/2778/F upvc replacement windows at front and replacement window and door/window combination at rear (ground floor). 10 Hawthorn Court, Black Path, Polegate.

WD/2007/2922/F Erection of conservatory to rear of property. 16 West Close, Polegate.

Refusals:

WD/2007/2353/MEA Mixed use development comprising B1A employment development (up to 11,060 sqm) A3 café (up to 75 sqm) D1 nursery (up to 600 sqm) 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. Land to the north of Dittons Road, Polegate.

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Planning updates and general information

Members were advised that no enforcement action would be taken regarding the lorry park at the Chaucer Industrial Estate as WDC had tacitly accepted that the use of the land as a lorry park was an existing established use and was considered to be legitimate at the time two previous applications had been submitted in 1995 and 2000 – noted.

It was noted that the signage for 'Litebites' at the Cophall roundabout was not considered to be causing any demonstrable harm visually and would only constitute a minor breach. As WDC had limited resources it was not anticipated that any further action would be taken. Whilst it was noted that the sign was obstructing the footpath/cycle way, the service road off the roundabout was not owned by either the Highways Agency or ESCC and was therefore assumed to be privately owned.

It was also noted that Gladedale appeared to be advertising the residential and business park development at Dittons.

Members were generally in agreement that the LDF Issues and Options response was a matter for discussion at Full Council.