

**UNADOPTED  
POLEGATE TOWN COUNCIL**

**PLANNING COMMITTEE**

Minutes of the meeting held on 1<sup>st</sup> November 2011 at 7.30pm St Johns Church Hall Polegate  
Present: M Clewett (Chair), R Martin, G Carter, Mrs C Berry, Mrs J Voyce, J Harmer, E Board, T  
Voyce (ex officio) Mrs M piper (ex officio)  
Not present Cllr M Pybus

37 members of public  
Also present Cllrs O'Riordan, M Cunningham in the public gallery

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**9960 Apologies for absence**  
Cllrs D Shing, S Shing (all Polegate Town Councillors were invited to attend the meeting)

**9961 Declarations of interest in any items on the agenda**  
None

**9962 The minutes of the meeting held on 10<sup>th</sup> October 2011**

<p><b>The minutes were taken as read, and signed as accurate by the chair. VOTE All in favour.</b></p>
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**9963 Opportunity for public comment**

Standing orders suspended

10 members of the public spoke against the wind farm. Including issues on Bats; wildlife concerns; migrating birds; proximity to SSSI (site of special scientific interest); health issues related to vibration; noise from the turbines; noise from the blades; weather effect on the warm air being pushed downwards; can be seen from the South Downs national park; close to AONB (area outstanding natural beauty); can be seen for large distances (Ringmer and Cranedown quoted); only 30% efficiency at best and generally only around 18%; fears of blades coming off; fear of ice being thrown off and causing injury and accident on the road and footpaths/rights of way; flicker causing health issues; low frequency noise causing sleep and health issues; queries on the validity of the figures relating to CO2 emissions; energy to national grid not direct to residents; no compensation payments and community fund very low and would possibly be split between many areas making it useless; tidal and wave power better for the area of offshore wind farms; European distances around 1.5 -2.5km from any housing, this application is under 500m from new development; adverse landscape affects (visual amenity); greenbelt being spoilt; aerodynamic modulation within 2km; distraction to cars on trunk road; site unsuitable; Environment Agency about to list the site as a special area of conservation; recommended distance between blades 300m this application 140m, could cause inter-modulation disturbance from turbines; the inter-modulation sound is like a Chinook sound; noise although not permanent is approximated to be 18.5 days per year; There cannot be any winter data from the mast as it was installed only in the spring, therefore the data is not yet complete; there are serious concerns over decommissioning as the application is for 25 years, what would happen in the scenario that GallifordTry were no longer trading, who would decommission and at what cost?

David Townsend was the person at the South Downs National Park dealing with the application [david.townsend@southdowns.gov.uk](mailto:david.townsend@southdowns.gov.uk) and members of the public were invited to send their comments to David for consideration.

Standing orders reinstated

**9964 Planning Applications**

**WD/2011/2137/MEA LAND OFF SHEPHAM LANE, NORTH OF A27,  
POLEGATE BN24 5BT  
ERECTION OF FIVE WIND TURBINES, ON-SITE ACCESS TRACKS,  
TEMPORARY SITE ACCESS FROM A27, SITE ACCESS FROM HAILSHAM ROAD,  
ONE SITE SUBSTATION AND CONTROL BUILDING, ONE PERMANENT  
METEOROLOGICAL MAST AND ON-SITE UNDERGROUND CABLING.**

Members of the planning committee spoke against the application including the following concerns:

Drone noise; flicker and health issues; close to homes particularly new builds and new developments already approved; comparison of south cliff tower at approx 190ft (56m) and the turbines at 414ft (126m) (more than double the height); ugly; deter tourism; can be seen from all scenic viewpoints; contradicts Wealden District Councils targets for housing when building so close to new developments is likely to devalue and deter purchases; damages the AONB & SDNP (South Downs National park); undermines the designation and purposes of SDNP and AONB; better ways to generate power, particularly using tidal and wave power locally; unreliable source of energy; expensive and not particularly green; very low amounts of community fund/compensation and likely to be split so far as to be insignificant funds; advantages do not outweigh the disadvantages; CPRE have expressed their disquiet over wind farms and the large number of applications; an industrial & commercial application; large birds of prey threatened particularly nesting sites; turbines kill around 20-40 birds per annum; causes harm to bird species due to loss of habitat and disturbance to habitat; direct collisions are common; turbines will be unacceptably close to new housing developments already approved by Wealden District Council; too close to RAMSAR (Ramsar sites are wetlands of international importance, designated under the Ramsar Convention) and SSSI sites; potentially dangerous; ineffective; has an impact on local businesses including stables and cuckoo trail café; Wealden Engineer and Countryside officer against the proposal (WDC Footpaths); current legislation in the house of Lords will seek to restrict wind turbines within 1km – 1.5km of residential areas; The photomontage data appears to be highly inaccurate and possibly misleading; The photo for the photomontage has been taken from the bridge and does not accurately reflect the real impact from the road; If the data is inaccurate (which it appears to be) then how can any of the data be relied upon.

Members of the public were advised to also contact their district councillors regarding the plan as they were the deciding body and to leave comments on the Wealden District Council website.

**It was resolved to object to the application and that a letter of objection would be drafted and sent to Wealden District council to include the objections previously commented upon. VOTE All in favour**

The meeting was suspended temporarily to allow members of the public to leave if they wished.

**WD/2011/2221/F 3 Sayerland Road, Polegate BN26 6NU  
Installation of photovoltaic solar panels**

**It was resolved that there were no objections the application  
WD/2011/221/F 3 Sayerland Rod, Polegate. VOTE All in favour**

- 9965 Planning applications received prior to the meeting – notified to public**  
None
- 9966 Delegated applications**

**WD/2011/2230/F** Nightingale Farm, Hailsham Road, Polegate BN26 6RE  
Proposed replacement dwelling  
Delegated committee: M Clewett (chair), R martin (vice chair), J Harmer.  
**No objections:**

**WD/2011/2187/F** 20 Manor Road, Polegate BN26 5AS  
Extend garage and cloaks. Erect Porch and conservatory.

Delegated committee: M Clewett (chair), R martin (vice chair), J Harmer.  
**No objections:**

**WD/2011/2168/F** Seventh day Adventist Church, 7 Hailsham Road, Polegate BN26 6NJ  
The roof will be used as a means to support solar PV panels which will generate electricity for the use of the property. There will only be altering of the building and will as such not include any extension or demolition. The overall use of the building will remain the same.

Delegated committee: M Clewett (chair), R martin (vice chair), J Harmer.  
**No objections:**

**WD/2011/2115/AI** Land at Cophall farm, Hailsham Road, Polegate, BN26 6QL  
Installation of "Golden arch" appendage to existing "Total" gantry sign.

Delegated committee: M Clewett (chair), R martin (vice chair), J Harmer.  
**Motion for no objections:**  
**Vote 1 for 1 against 1 abstention. Casting vote (chair) for. Motion carried.**

**9967 Details of planning decisions**

WD/2011/1871/F 11 North Close  
Proposed roof extensions, rear dormers, roof windows and alterations  
The above application was withdrawn on 11<sup>th</sup> October 2011.

**9968 Correspondence for information only**

The clerk stated that the East Sussex, South Downs and Brighton & Hove waste and Minerals plan summary document was now in the office.

Cllr Clewett stated that the CPRE (Campaign to Protect Rural England) booklet, "How to Respond to Planning Applications: an 8 step guide" was now also in the office should anyone wish to see it.

**9969 Planning updates and general information**

A councillor asked if there was any news on the outcome from ESCC about the Cold Harbour application. The clerk stated that she would check.

The clerk stated that the Inspector for the Wealden District Council Core LDF exploratory meeting had decided to continue with the public examination of the Core LDF.

The Meeting closed at 8.37pm