

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 9th August 2011 at 7.30pm Council Chambers, 49, High Street Polegate

Present: Cllrs G Carter (Chair), M Clewett, J Harmer, Mrs J Voyce, R Martin, M Pybus, E Board, T Voyce (ex officio) Mrs M piper (ex officio)

Not present Mrs C Berry

3 members of public

Also present Jo Ognjanovic – Town Clerk

- 9849 Apologies for absence**
Mrs C Berry (bereavement)
It was resolved to accept reasons given for absence
- 9850 Declarations of interest in any items on the agenda**
M Clewett minute 9853 WD/2011/1580/F Non prejudicial
M Pybus minute 9853 WD/2011/1513/F Non prejudicial
- 9851 Minutes of meeting held on 18th July 2011**
The minutes were taken as read, and signed as accurate by the chair. VOTE All in favour.
- 9852 Opportunity for public comment**
None
- 9853 Planning Applications**
- WD/2011/1105/F 61 Pevensey Road Polegate BN26 6HP**
Ground floor extension to form garage and store
The plans were viewed and discussed by all present
No objections recommend approval VOTE All in favour
- WD/2011/1502/F 1 Wannock drive, Polegate BN26 5DY**
Demolition of existing conservatory and construction of new single storey extension and associated internal works
The plans were viewed and discussed by all present
No objections recommend approval VOTE All in favour
- 9854 Planning applications received prior to the meeting – notified to public**
- WD/2011/1580/F 10 Reynoldstown Lane, Polegate BN26 5HJ**
Erect conservatory at rear
The plans were viewed and discussed by all present
No objections recommend approval VOTE All in favour
- WD/2011/1513/F 261 Eastbourne Road, Polegate BN26 5DL**
Proposed single storey garage
The plans were viewed and discussed by all present
No objections recommend approval VOTE All in favour
- WD/2011/1556/F 19 Westfield Close, Polegate BN26 6EJ**
Proposed demolition of existing conservatory and erection of a single storey rear extension to form breakfast room.
The plans were viewed and discussed by all present
No objections recommend approval VOTE All in favour
- WD/2011/1610/F 92 Eastbourne Road, Polegate BN26 5DD**
Replacement fuel tanks and pipework
The plans were viewed and discussed by all present

No objections recommend approval VOTE All in favour

**WD/662/CM Polegate Yard, Coldthorn Lane, Hailsham
Change of use from mortar, aggregate and concrete plant and depot (part B2 and B8 use) to an inert recycling operation (45,000 tonnes per annum), dry recyclables storage and skip storage area with acoustic screening bunds**

The clerk stated that following a discussion with Mr Patterson of ESCC there had been no reply from Highways at present. If the committee felt that after discussion they needed more time to formulate an opinion the clerk had secured an extension to the 14th September and a meeting could be scheduled for 12th September to discuss the matter further for decision. The clerk also stated that following discussions with Hailsham Town Council, that Council had not yet had their meeting and were interested in the outcome and views of Polegate Town Council planning committee. A councillor asked the clerk if the application was in the parish boundary of Polegate. The clerk stated that it was not and that Hailsham were the main consultees but that ESCC (Mr Patterson) had written to ask for comments from Polegate Town Council as it was on the other side of the boundary line.

Questions were raised by some councillors about the amount of waste that would be produced and about the size of the roadway.

A councillor proposed that the decision be deferred. Some councillors asked if Mr Holloway would be able to answer some of the questions raised.

Standing orders suspended

The owner of Haulaway Ltd in the public gallery stated that there would be no waste, the application was for waste to be brought in from the transfer station at Diplocks (which was licensed). The Diplocks site had run out of storage area. The company was currently recycling soft and rigid plastics and glass and exporting the product to China, the recyclable material had to be stored until there was enough for a lorry load. Skips have already been storing materials there but it was felt that the yard could be expanded.

A councillor commented on the road planings there and Mr Holloway confirmed that ESCC did use their services to recycle road tarmac planings. (The grinding takes place at Diplocks)

A councillor asked how many lorry movements were anticipated per day.

Mr Holloway estimated that between 10-15 occasionally 20 per day (10 in and 10 out per day) this was an estimate and after another councillor asked if that would be the maximum Mr Holloway stated that depending on the circumstances it could be more than 20 per day.

Another councillor stated that that would be around 6000 per annum.

A councillor asked if this was Monday – Friday 9-5. Mr Holloway stated that it would be Monday – Friday 7.30am – 5pm.

A councillor asked Mr Holloway about the weight of the laden trucks he stated between 18-32 tonnes each.

Standing order reinstated

Councillors commented on Diplocks not being far from the site and raised questions regarding the import of waste from other areas in addition to the transfer station at Diplocks.

Standing order suspended

Mr Holloway was asked about the possible future importing from other areas. Mr Holloways stated that his company was struggling to store the volume of plastic, paper and cardboard generated from the transfer station and at present his was only for his own lorries and waste from Diplocks transfer station. If an individual contacted his company to take on extra waste it would have to go to the licensed site at Diplocks and not the site detailed in the application.

Mr Holloway was asked the road route for the waste; He stated the A22 and A27 to Dartford.

The traffic would turn left and on to Cophall roundabout.

Mr Holloway was asked if this would generate further jobs at the site. Mr Holloway stated that he estimated 3-5 extra full time jobs would be created.

Standing order reinstated

A councillor stated that this would mean a lot of extra lorries per day on the Cophall roundabout, but that was down to Highways to make comments on.

A discussion took place regarding the benefit or lack of in delaying the decision. It was proposed that no objections should be raised and a letter be sent by the clerk to Mr Patterson (ESCC) stating that Polegate Town Council had no objections but they had concerns regarding the volume of extra traffic particularly at the Cophall roundabout.

VOTE 6 for 3 against (Cllrs Mrs M Piper, Mrs J Voyce, T Voyce) motion carried.

Mr Holloway thanked the Committee for allowing him to speak. The members of the public left the meeting.

9855 Delegated applications

None

9856 Details of planning decisions

The clerk read out the following decisions:

WD/2011/1280/FE Rosebank depot, Nightingale Hill, Hailsham road, Polegate BN26 6RE

Extension of time for WD/2008/1355/F (provision of 220sq m business space with associated parking provision. Improvement of existing access to create safe access and egress on to existing service road)

The application was approved by Wealden District Council on 26th July 2011

WD/2011/1089/F Land to the South of Lynholm Road, Polegate

Erection of 4 No. two bedroomed houses accessed from access road agreed under planning approval WD/2009/0759/MAJ

The application was approved by Wealden District Council on 25th July 2011. No comments were received to Polegate Town Council's objections.

WD/2011/1215/F 2 West Close Polegate BN26 6EG

Amendments to approval WD/2010/0208/F in order to increase size of kitchen

The application was approved by Wealden District Council on 21st July 2011

WD/2011/1185/F 71 Victoria Road, Polegate BN26 6BX

Single storey rear extension

The application was approved by Wealden District Council on 18th July 2011

WD/2011/0335/F Land at Cophall Farm, Hailsham Road, Polegate BN26 6QL

Freestanding restaurant with associated drive thru lane, car parking and landscaping.

The application was approved by Wealden District Council on 11th July 2011. Comments to Polegate Town Council were that conditions to secure litter patrols would not meet the tests of circular 11/95. However, McDonalds do operate their own litter patrol as company policy.

WD/2011/1046/F Dittons Bungalow, Dittons road, Polegate BN26 6JA
Two storey side extension with single storey extension to rear
The application was approved by Wealden District Council on 1st July 2011

WD/2011/1115/F 21 Bahram Road, Polegate BN26 5JB
To erect conservatory to rear of property
The application was approved by Wealden District Council on 30th June 2011

WD/2011/0738/F 38 Golden Miller Lane, Polegate BN26 5HW
To fit conservatory to side of property
The application was approved by Wealden District Council on 9th June 2011

WD/2011/1166/LDP 19 Old drive Polegate BN26 5ET
Erection of single storey extension at rear
Wealden District Council determined the application to be permitted development.

WD/2011/1226/LDP 26 Church Road, Polegate BN26 5BU
Single storey side extension, two storey rear extension, addition of dormers
Wealden District Council determined the side and rear extension and side facing dormers to be permitted development

WD/2011/0828/F 2 Hyperion Avenue, Polegate BN26 5HU
Proposed conversion of roof void into bedroom including dormers to front and rear roof slopes together with new gable end from existing hipped end. Erect pitched roof around perimeter of existing flat roofed extension at the rear.
Refused by Wealden District Council

WD/2011/0456/F 269 Eastbourne Road, Polegate BN26 5DL
Erection of two storey rear extension.
Refused by Wealden District Council

9857 Correspondence for information only

None

9858 Planning updates and general information

The clerk stated that the application for Brambly farm on Wannock Road had been approved by Willingdon & Jevington Parish Council.

A councillor asked if there was any news on the call in for the LDF. Another councillor stated that the call in had been rejected

Excerpt of WDC decision taken on 25th July 2011 below: **WDC RESOLVED:**

To accept Decision 33/2011 - Core Strategy Submission made by the Portfolio Holder for Planning and Development on 8th July 2011 and reject the call-in, the concerns having been satisfactorily addressed after hearing from the lead call-in Member and the Portfolio Holder.

A councillor queried the permitted development rules for photovoltaic cells and other energy generating additions to a roof. A brief discussion took place regarding the regulations.

The Meeting closed at 8.10pm