

# HAILSHAM TOWN COUNCIL

## PLANNING AND DEVELOPMENT COMMITTEE

Notice is given of a meeting of the Planning and Development Committee to be held at the Fleur de Lys Council Chambers, Market Square, Hailsham on **Tuesday 12<sup>th</sup> March 2013 at 7.00 pm.**

Prior to commencement of the formal business a period of not more than 15 minutes will be set aside during which Members of the Public present will be permitted to address the Committee at the invitation and discretion of the Chairman.

The Order of business to be transacted will thereafter be:-

1. **Apologies for Absence**
2. **Declarations of Interest**  
To receive notice of declarations of personal and prejudicial interests in respect of items on this agenda.
3. **Confirmation of Report**  
To confirm the report of the meeting of the Planning and Development Committee held on February 19<sup>th</sup> 2013
4. **Matters Arising from previous Minutes**
5. **Discussion on Neighbourhood Plan with David Phillips, Wealden District Council**
6. **Planning Applications**
7. **Other Planning Matters**

To consider a replacement memorial bench at the junction of London Road and the A271

Karen Moralee  
Committee Clerk  
12.3.13

## **PLANNING APPLICATIONS**

Application No: WD/2013/0287/AI            Illuminated advertisement  
Location: Ropemaker Park, South Road, Hailsham  
Description: Display of a gantry sign

Application No: WD/2013/0288/F            Full  
Location: Ropemaker Park, South Road, Hailsham  
Description: Installation of 2 no. sales floor a/c units, 1 no. cash office a/c unit and 1 no. condenser

Application No: WD/2013/0298/AI            Illuminated advertisement  
Location: Ropemaker Park, South Road, Hailsham  
Description: Display of 1no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign

Application No: WD/2013/0346/MEA            Major application with environmental assessment  
Location: Land off Shepham Lane, North of the A27, Polegate  
Description: Erection of three wind turbines, on site access tracks, temporary site access from A27, site access from Hailsham road, 1 site substation and control building, on site underground cabling.

Application No: WD/2013/0254/A1            Illuminated Advertisement  
Location: Lloyds TSB Bank PLC, Market Street, Hailsham  
Description: Replacement corporate signage

Application No: WD/2013/0387/F            Full  
Location: 4 Iona Close, Hailsham  
Description: Single storey front extension consisting new front entrance and single garage along with 1st floor side extension over existing garage consisting enlarged bedrooms.

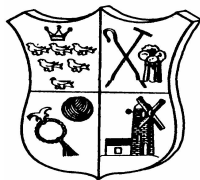
Application No: WD/2013/0279/F            Full  
Location: Coldthorn Barn, Coldthorn Lane, Hailsham  
Description: Addition of porch to approved barn conversion WD/2012/2044

### **Replacement Memorial Bench at the junction of London Road and the A271.**

East Sussex County Council has approached the Town Council regarding a memorial bench which requires replacing, the ownership of which is unknown. They have asked the Town Council to consider which type of replacement memorial bench would be preferred. The costs for the replacement bench will be covered by Taylor Wimpey, future maintenance to be covered by Hailsham Town Council

# HAILSHAM TOWN COUNCIL

## PLANNING AND DEVELOPMENT COMMITTEE



REPORT (Minutes) of the Planning and Development Committee relating to the inspection of planning applications and other planning related matters, held at the Fleur de Lys Council Chambers, Market Square, Hailsham on Tuesday 12<sup>th</sup> March 2013 at 7.00 pm.

Prior to commencement of formal business, a period of not more than 15 minutes was assigned for the purpose of permitting members of the public to address the Committee or ask questions (on matters relevant to the responsibilities under direction of this Committee) at the invitation and discretion of the presiding Chairman.

Mr M. Hodgson of 21 Windsor Road, Hailsham, spoke in respect of the application for the wind farm at land adjacent Shepham Lane, advising he was in favour of the application. He stated he was concerned about climate change and the rising sea levels threatening the Pevensey Marshes and approved of the application to assist in the battle against climate change. He informed members he had canvassed Hailsham Town Centre last year and discovered that many people were in support of wind farms, particularly those people with children.

PLAN/  
12/12/255

### **Present**

Councillors: Mrs J. Bentley, W. Crittenden, R. Grocock, M. Ryan (Chairman) S. McAuliffe (Vice Chairman)

Officers in attendance: K. Moralee

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### **Apologies For Absence:**

Councillor Mrs J. Cook

257

### **Declarations of Interest**

Councillor J. Bentley declared a personal interest in the application WD/2013/0254/F, Lloyds Bank, as she holds a bank account with this bank.

258

### **Confirmation of Minutes**

**RESOLVED** that the minutes of the meeting of the Planning and Development Committee held on Tuesday 19<sup>th</sup> February 2013 Ref: 12/11/234-254 was confirmed as a correct record.

### **Matters Arising**

None were received.

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### **Discussion with David Phillips – Neighbourhood Plan**

Unfortunately Mr Phillips could not attend the meeting and it was agreed to re-arrange a meeting with all Town Councillors invited.

### **Planning Applications 12/12/260- 265 (appended hereto)**

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WD/2013/0346/MEA – Land off Shepham Lane, North of A27, Polegate

The Town Council is in support of the application, subject to the following conditions:

- If permission is granted for the proposed development, during all phases of construction and operation, the developer will agree to employ the services of an independent environmental auditor to assess compliance with stated environmental mitigation practices and identified planning conditions and to implement, where practicable and reasonable to do so, the actions and recommendations with respect to the appointed auditors findings.
- Turbine component deliveries stated as being delivered at 'off peak times' should not be at unsociable hours.
- Impact on telecommunications to be assessed during the commissioning phase e.g. phased commissioning of operational turbines with assessment of impact with the installation of each turbine and any identified effects being resolved prior to subsequent introductions.
- Control building should be subject to visual screening (native trees of local genetic stock).
- Permanent access tracks will remove soil water retention capacity in an area prone to persistent soil saturation in periods of extended rainfall. This may exacerbate the risk of local flooding of the adjacent road network. To mitigate this risk, the total volume of removed soil due to the construction of the access tracks and turbine pads (7,750m<sup>3</sup>) should be countered with the construction of surface water storage area of equal or greater volume to that of the permanent and semi-permanent structures.

Members voted to support the application, with 4 in favour and 1 abstention

- 261            WD/2013/0287/A1 – Ropemaker Park, South Road, Hailsham
- Hailsham Town Council objects to the illuminated gantry sign on the roadside as this will be a distraction to drivers. The Town Council would prefer a non illuminated sign here
- WD/2013/0288/F – Ropemaker Park, South Road, Hailsham
- Hailsham Town Council objects to the proposed store due to the inadequate parking spaces available for this type of store and the increase in traffic this type of store would generate
- 262            WD/2013/0298/A1 – Ropemaker Park, South Road, Hailsham
- Hailsham Town Council has no objections
- 263            WD/2013/0254/A1 – Lloyds TSB Bank, Market Street, Hailsham
- Hailsham Town Council objects to the illuminated advertisement as the proposed application is in the conservation area. The Town Council would suggest overhanging downlighting as an alternative.
- 264            WD/2013/0387/F – 4 Iona Close, Hailsham
- Hailsham Town Council has no objections to the application providing there is no overshadowing to the neighbouring property. The Town Council would prefer to see opaque glass in the first floor extension windows as they will overlook the neighbouring property
- 265            WD/2013/0279/F – Coldthorn Barn, Coldthorn Lane, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 6.3

### **Other Planning Matters**

266 **Memorial Bench**

The Committee agreed to replace the memorial bench with the Earth Anchor type used at the Common Pond

267 **Oaklands Appeal**

Councillor Mrs J. Bentley updated members on the recent appeal for the proposed development at Oaklands, Ersham Road. She advised that the last day of the appeal had been held in Hailsham, over 100 members of the public attended and the appeal had now been referred to the Secretary of State for a decision.

268 **Woodside Farm Transfer of Land**

Councillor S. McAuliffe addressed members regarding the proposal to transfer various areas of land at the Woodside Farm development over to the Council. He informed Councillors that if this proposal was approved it meant that the Council would own the land, not just manage it. He stated he wished to ensure all Councillors were clear on the proposal.

There being no further business the meeting closed at 8.30 pm

Global/Minutes & Agendas/Planning