

## **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 27<sup>th</sup> September 2011 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 Pilgrim, of 42 Mountain Ash Close, spoke against the application for a foodstore in the Car Park to south of the Quintins Shopping Centre, North Street, Hailsham. He referred to a letter he had received from the Prime Minister and considered that planning works best when communities have the opportunity to influence planning decisions. Mr Pilgrim requested the Town Council do not support the application, in light of the strength of public objections against the application, which were heard at the recent public consultation evening.

PLAN/  
11/1/90

### **Present**

Councillors: Mrs S.J. Bentley (Chairman), J. Bentley Astor, Mrs M. Burt, P. Holbrook, B. Marlowe, S. McAuliffe, M. Ryan (Vice Chairman) and N. Collinson (**substituting for W. Crittenden**)

Officer in attendance: K. Moralee

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### **Apologies For Absence:**

Councillor W. Crittenden

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### **Declarations of Interest**

All Councillors declared an interest in the H. Ripley and Co. application as the Town Council is the landowner.

Councillor B. Marlowe declared a personal and prejudicial interest in application WD/2011/0407/MAJ and WD/2011/0408/CAC - Car Park to south of the Quintins Shopping Centre, North Street, Hailsham and took no part in the discussion and did not vote on the application. He also declared a personal and prejudicial interest in application WD/2011/1860/F, Nodes Farm, Magham Down, Hailsham and took no part in any discussion on the application.

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### **Confirmation of Minutes**

**RESOLVED** that the minutes of the meeting of the Planning and Development Committee held on Tuesday 6<sup>th</sup> September 2011 Ref: 11/1/80 – 11/1/89 were confirmed as a correct record.

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### **Matters Arising**

None were received.

95 **East Sussex County Council – WD/633/CM**

H Ripley and Co, Apex Way, Hailsham – change of use to form extension to metal recycling facility together with alterations to the existing site layout

As the Landowners, the Town Council has a conflict of interest and cannot comment on the application.

**Planning Applications 11/1/96-110 (appended hereto)**

Sixteen plans were considered.

96 WD/2011/0407/MAJ - Car Park to south of the Quintins Shopping Centre, North Street, Hailsham

Hailsham Town Councils comments for the above application are as follows:

Public opinion, including members of the Chamber of Commerce, is strongly against this development and Hailsham Town Council is also opposed in principle. Should the development be approved by Wealden District Council the Town Council consider the current design is preferable to the original.

The Council has grave safety concerns over the intended access point from North Street into this development due to the build up of traffic which will be caused by this access and the impact on other road users. We would prefer the alternative exit point from the undercroft car park to be incorporated into the design. Any alterations to sight lines should be incorporated by the developer.

The Town Council would request the following conditions be placed:

- i) delivery times to the store to be between 6.30 am to 7.30 am and 7.30 pm to 10.00 pm.
- ii) minimum disruption to be caused to St Mary's Walk shops and their deliveries in the development phase
- iii) the car park is completed prior to the commencement of the construction of the main building
- iv) a pelican crossing is placed from North Street to the proposed development

97 WD/2011/0408/CAC – Car Park to south of the Quintins Shopping Centre, North Street, Hailsham – conservation area consent

The Town Council strongly objects to the infringement of this development on the conservation area.

This application is in breach of conservation regulations for this area. The Town Council are outraged that Wealden District Council is flaunting the conservation issues and insist the Wealden Conservation Officer liaise with the Town Council regarding these concerns prior to any development taking place. We strongly oppose the loss of a building which is part of the heritage of Hailsham and sits within the conservation area

All members voted unanimously against the applications WD/2011/0407/MAJ and WD/2011/0408/CAC. Councillor B. Marlowe had declared an interest and did not vote on either of the applications and took no part in the discussions.

- 98 Councillor N. Collinson left the meeting at 8.10 pm
- 99 WD/2011/1931/F – Leafy Cottage, Western Road, Hailsham  
Hailsham Town Council has no objections to the application for Leafy Lodge, Western Road as it complies with policies HG11 of the Non Statutory Wealden Local Plan 2005 and policy EN27 of the Wealden Local Plan 1998
- 100 WD/2011/1860/F – Nodes Farm, Magham Down, Hailsham  
Hailsham Town Council is against the removal of the conditions attached to past permissions as the application is outside of the planning development framework
- 101 WD/2011/1909/FE – Bakers Farm Mobile Park, Hailsham  
Hailsham Town Council are opposed to the extension of time as this application is still currently three months within its timescale.
- 102 WD/2011/1761/F – 65 Howlett Drive, Hailsham  
Hailsham Town Council objects to the above application as it is out of keeping with the street scene and is therefore contrary to policy HG10 and BE1 of the Non Statutory Local Plan 2005, policy EN27 of the Wealden Local Plan 1998 and guidance within the Wealden Design Guide 2008, chapter 10 paragraphs 2.7 and 4.2
- 103 WD/2011/1769/CAC and WD/2011/1768/F – 20 Market Street, Hailsham  
The policy of the Town Council is not to remove buildings in the Conservation Area and this Council therefore objects to the application which is contrary to policy BE4 of the Non Statutory Wealden Local Plan 2005
- 104 WD/2011/1867/AN – Unit 3A, Diplocks Way, Hailsham  
Hailsham Town Council has no objections to the application.
- 105 WD/2011/1978/FE and WD/2011/1979/LBE – Stable, Amberstone Grange, Hailsham  
Hailsham Town Council has no objections to the extension of time.  
Members voted 4 in favour of the application, 3 against, with 1 abstention by Councillor P. Holbrook
- 106 WD/2011/1980/F – North Crescent, Diplocks Way, Hailsham  
Hailsham Town Council has no objections to the application.
- 107 WD/2011/1992/F – 87 Battle Road, Hailsham  
Hailsham Town Council has no objections to the application as it conforms to policy EN27 of the Wealden Local Plan 1998, HG11 of the Non Statutory Wealden Local Plan 2005 and guidance within chapter 10 paragraph 7.5 of the Wealden Design Guide 2008.

108 WD/2011/1853/F – Land adjacent to 47 Medway, Hailsham

Hailsham Town Council has no objections to the application as it conforms to policy EN27 of the Wealden Local Plan 1998 and policies NE15 and BE1 of the Non Statutory Wealden Local Plan 2005.

109 WD/2011/1916/F – Seaforth Surgery, Vicarage Lane, Hailsham

No objections, providing the portakabin is on site for no longer than two years.

110 WD/2011/2035/F – 12 Amberstone View, Hailsham

Hailsham Town Council has no objections to the application as it conforms to policy HG11 of the Non Statutory Local Plan 2005, EN27 of the Wealden Local Plan 1998 and guidance within chapter 10 paragraph 5.1 of the Wealden Design Guide 2008

There being no further business the meeting closed at 9.10 pm

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## PLANNING APPLICATIONS

Plans available to view at Hailsham Town Council Offices, Inglenook, Market Square, Hailsham weekdays from 9.00 am – 4.30 pm

Application No: WD/2011/0407/MAJ Major  
Location: Car Park to the south of the Quintins Shopping Centre, North Street, Hailsham.  
Description: Redevelopment of the Quintins Southern Car Park (including 2-4 North Street) to provide a 1407 sq.m. A1 foodstore, 200 sq.m. flexible A1/A2/A3/B1/D1 units to the North Street frontage, new car park deck over existing northern car park and associated works, including pedestrian enhancements and landscaping

Application No: WD/2011/0407/CAC Conservation Area Consent  
Location: Car Park to the south of the Quintins Shopping Centre, North Street, Hailsham.  
Description: Redevelopment of the Quintins Southern Car Park (including 2-4 North Street) to provide a 1407 sq.m. A1 foodstore, 200 sq.m. flexible A1/A2/A3/B1/D1 units to the North Street frontage, new car park deck over existing northern car park and associated works, including pedestrian enhancements and landscaping

Application No: WD/2011/1931/F Full  
Location: Leafy Cottage, Western Road, Hailsham  
Description: Conservatory to rear

Application No: WD/2011/1860/F Full  
Location: Nodes Farm, Magham Down, Hailsham  
Description: Use of land and buildings for the keeping, care and breeding of horses in a manner which is separate from the occupation of Nodes Farmhouse. To include the use of riding arena, gallops and all buildings within red line application site. Associated deletion of relevant planning conditions attached to past permissions

Application No: WD/2011/1909/FE Full - extension of time  
Location: Bakers Farm Mobile Park, Hailsham  
Description: Extension of time of WD/2008/2852/FA – (use of homepark for the siting of 49 no. residential mobile homes i.e. in substitution for the two existing consents which permit 24 no. homes on the southern part of the park and 25no. homes on the northern part of the park)

Application No: WD/2011/1761/F Full  
Location: 65 Howlett Drive, Hailsham  
Description: Front extension to comprise dining room/study, entrance lobby and porch. Alteration to first floor small window.

Application No: WD/2011/1769/CAC Conservation Area Consent  
Location: 20 Market Street, Hailsham  
Description: Demolition of the existing building and the erection of four two storey flats

Application No: WD/2011/1768/F Full  
 Location: 20 Market Street, Hailsham  
 Description: Demolition of the existing building and the erection of four two storey flats

Application No: WD/2011/1867/AN Non illuminated advertisement  
 Location: Unit 3A, Diplocks Way, Hailsham  
 Description: 2 fascia signs

Application No: WD/2011/1978/FE Full – extension of time  
 Location: Stable, Amberstone Grange, Amberstone, Hailsham  
 Description: Extension of time WD/2008/1936/F (proposed conversion of stable into dwelling)

Application No: WD/2011/1979/LBE Listed building – extension of time  
 Location: Stable, Amberstone Grange, Amberstone, Hailsham  
 Description: Extension of time WD/2008/1936/F (proposed conversion of stable into dwelling)

Application No: WD/2011/1980/F Full  
 Location: North Crescent, Diplocks Way, Hailsham  
 Description: Proposed change of use from waste transfer station to MOT testing centre together with associated mechanical repairs to vehicle and car sales

Application No: WD/2011/1992/F Full  
 Location: 87 Battle Road  
 Description: Formation of new bedroom and new dormer to west elevation. Alterations to rationalise first floor accommodation

Application No: WD/2011/1853/F Full  
 Location: Land adjacent to 47 Medway, Hailsham  
 Description: Erection of a detached 4 bedroom town house

Application No: WD/2011/1916/F Full  
 Location: Seaforth Surgery, Vicarage Lane, Hailsham  
 Description: Retention of a temporary, one storey portakabin Pullman building for the hire period of two years and to be used as additional consultation rooms

Application No: WD/2011/2035/F Full  
 Location: 12 Amberstone View, Hailsham  
 Description: Removal of existing garage and construction of 2 storey side extension to consist new dining room and master bedroom along with detached single garage