

PLANNING CONSULTATIVE PANEL

REPORT (Minutes) of the Planning Consultative Panel relating to the inspection of planning applications and other planning related matters, held at the Fleur de Lys Council Chambers, Market Square, Hailsham on Thursday 4th February 2010 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 Panel or ask questions (on matters relevant to the responsibilities under direction of this Panel) at the invitation and discretion of the presiding Chairman.

Mr Dawglish of 22 Sycamore Drive spoke in representation of Hailsham Bowling Club. He advised the Club is adjacent the proposed development and expressed concern at the boundaries and whether these will be strengthened and heightened. He advised he would like further details on the type of people that would be occupying the sheltered housing and was also concerned about possible vandalism in the area.

Dr Ralph Powell of 64 Battle Road advised that his property backs onto the proposed development. He considered that the Town Centre has a unique character with the surrounding countryside and expressed concern that the proposed development will block off the view of the north side of Hailsham. He reported that his property will be overlooked by at least two of the proposed dwellings, and was of the opinion that the traffic coming out onto Battle Road will be gridlocked. Concern was also expressed in respect of the wildlife in the area, including foxes and also a deer which had been observed in the vicinity, plus the fact that the northern border of the proposed development is shown to be situated against a badger set.

Mr R. Hoskins of 6 Battle Crescent objected to the proposed development and considered that enough developments are taking place already, for example the Redrow development site in Battle Road and the development at Hellingly. He expressed concern that the proposed development will house further DSS residents and stated that the proposals will ruin the Town Centre.

Mr Barnes of 114 St Mary's Avenue raised the issue of noise pollution and stated that the whole estate will have a damaging affect on the wildlife in the area.

PLAN/
09/3/159

Present

Councillors: B. Burchmore, R. E. C. Burnett, G. Canning, B. Cock, W. Crittenden (Vice Chairman), Mrs S. Cottingham, Mrs S. Henstock, Mrs B. Holbrook, P. Holbrook, J. Puttick (Chairman), G. Rowe, Mrs M. Rowe
Officer in attendance: K. Moralee

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Apologies For Absence: J. Glover, Mrs C. Kempe, R. Kempe and Wealden District Councillor D. White

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Declarations of Interest

Councillor P. Holbrook declared a personal and prejudicial interest in the application as he lives in Battle Road.

Planning Application

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WD/2009/2705/MEA – Land east of Battle Road and adjoining the Leisure Centre Car Park, Hailsham

The erection of a mixed use development comprising up to 170 dwellings, 55 extra care units, an education establishment, up to 4000 sq.m of office space, health centre, library and open space with associated highways and landscaping

In principle, Hailsham Town Council supports the community benefits, however this Council objects strongly to the development for the following reasons:

- i) this Council is concerned over the vehicular access and the amount of traffic that will ascend Battle Road if the development goes ahead. Battle Road and also the access to the housing from Marshfoot Lane is already gridlocked at certain times of the day
- ii) this Council opposes the bus only link to the Town
- iii) the road access into the back of the Town is not accessible to all vehicles. Access is not extended to the outer edge of the boundary development at both ends. It should be a condition of any planning consent that the road extends to the outer edges of both ends of the development
- iv) this Council is concerned that the current waste water capacity at north Hailsham cannot withstand this, or any future development
- v) the present layout isolates pockets of land at the back of Battle Road/Battle Crescent which unless planning conditions are imposed on any subsequent consents requiring direct access, will remain land locked or prove uneconomical to develop
- vi) part of the Ancient Forest has been removed on the new plan
- vii) the design of the extra care units is not in keeping with Hailsham and the local environment
- viii) this Council considers that there is inadequate provision in the plan for the local wildlife and preservation of the local habitat
- ix) the proposals are not in conformity with the terms of the Non Statutory Plan, either with regard to the developable area or the extent of the residential element (in the Non Statutory Plan restricted to a flatted development of 50 flats).

There being no further business the meeting closed at 8.10 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/2009/2705/MEA Major Application
Location: Land east of Battle Road and adjoining the Leisure Centre Car Park, Hailsham
Description: The erection of a mixed use development comprising up to 170 dwellings, 55 extra care units, an education establishment, up to 4000 sq.m of office space, health centre, library and open space with associated highways and landscaping