

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 25th 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 Bell of Poole Farm House, South Road, was nominated to speak on behalf of the members of the public who attended the planning meeting, in respect of application WD/2010/0216/F – Land between Arlington Road East, South Road and A22, Hailsham. He stated that all the public present strongly opposed the development. He considered that the proposed development is cramped; there are flooding problems at the bottom of the field and he expressed concern that this empty space at the bottom of the field will quickly become a nuisance area and a rubbish dumping ground. He advised that the proposed dwellings have now been increased from two storey to three storey and have been turned to face the existing houses, which will result in a loss of privacy to existing dwellings. Mr Bell reported that the existing residents were extremely distressed that all trees on the developer's side of the fence have been bulldozed and felled, including some mature pine trees, which are in breach of the inspector's conditions. The proposed development does not "pepper pot" the dwellings but leaves them highly segregated. Mr Bell had also sent a letter of objection to the Town Council. Letters of opposition regarding this application had also been received from Mr and Mrs Dickinson, at Poole Farm Cottage and Mr and Mrs Crichton of Poole Farm Court.

Letters of opposition to the application WD/2010/0310/F - Land adjacent Finnoula, Western Road, Hailsham, had been received from Mr Pilgrim and Mrs Mitchell of Mountain Ash Close and Mr and Mrs Mason and Mr and Mrs Hart of Turnberry Drive. The letters were read out to the Planning Panel.

PLAN/
09/3/175

Present

Councillors: W. Crittenden (Vice Chairman), Mrs S. Cottingham, Mrs S. Henstock, J. Puttick (Chairman)
Officer in attendance: K. Moralee

176 **Apologies For Absence:** R. E. C. Burnett, G. Canning, Mrs C. Kempe and R. Kempe

177 **Declarations of Interest**

None were received.

178 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning Consultative Panel held on Thursday 11th February 2010 (Ref: 09/3/149-158) were confirmed as a correct record

179 **Matters Arising from Previous Minutes**

Councillor Crittenden asked whether the light is going to be baffled for the application for

WD/2009/2600/F – World of Water, Mulbrooks, Hailsham. The Committee Clerk advised this had been requested by the Town Council but she would contact the Wealden District Council Planning Officer to establish whether this will request will be carried out.

Planning Applications 09/3/180-183 (appended hereto)

180 Four plans were considered.

WD/2010/0216/MRM - Land between Arlington Road East, South Road and A22, Hailsham

Hailsham Town Council strongly objects to the proposed development for the following reasons:

- i) the allocated area is for seventy dwellings in the Non Statutory Plan. The Council notes that the application does not cover the whole of the allocated area. This Council raises serious concerns that there will be subsequent application for these areas, taking the allocation well above the permitted level as laid down by Wealden District Council in the Non Statutory Plan
- ii) The layout is too cramped and is not sympathetic to adjoining properties and needs to be moved away from existing dwellings. The development has been increased from two storey to three storey. This will result in a loss of privacy to existing dwellings
- iii) this Council notes that the current drainage goes into a 900 mm pipe, then into a 750 mm pipe and then reduces further to a 300mm pipe. It is noted that there has been flooding along South Road due to the insufficient existing drainage and the proposed development will exacerbate this problem further
- iv) there is inadequate infrastructure for bus provision
- v) the sewerage treatment plant at Hailsham South is already overloaded and is unable to cope with extra capacity
- vi) the development as proposed is unsympathetic to the listed buildings adjacent to the site and is contrary to the policies laid down in the Non Statutory Plan
- vii) the Town Council is appalled to note that the trees have been removed on the proposed site without any prior notification and the Town Council would request that these trees are replaced with semi mature specimens
- viii) the proposed development contravenes the inspectors report, for example the appeal states “at least a 5 metre buffer strip is to be left between the development and the wetland habitats identified on site”. As the trees have been removed there is now no buffer strip. The development also appears to be a segregated development rather than an integrated one, as stated in the inspectors report
- ix) there is loss of privacy to some adjacent dwellings
- x) the land adjacent to the paddocks is land locked by this application and could be used as a ransom for any future development

- xi) without improvement, the junction with Arlington Road East and South Road is inadequate to take the extra traffic from this development

181 **WD/2010/0220/F - The Lookers Cottage, Little Downash Farm, Saltmarsh Lane, Hailsham**

No objections, however the Town Council would request that the property should be retained on the condition that it is only used as a holiday let and should not be allowed to be sold separately.

182 **WD/2010/0232/DC - 68 High Street, Hailsham**

Hailsham Town Council strongly objects to the proposals and would request that the windows are replaced with wood sash windows as the property lies within the conservation area.

183 **WD/2010/0310/F - Land adjacent Finnoula, Western Road, Hailsham**

Hailsham Town Council has no objections subject to access being restricted to the proposed development only and would request that East Sussex Country Council Highways Department are asked to look at the access.

Other Planning Matters

184 **Street Naming and Numbering**

Item as appended hereto (PLAN/09/3/184) was noted

The Planning Panel suggested the street name of "Norman Close" for the Trinity Homes development at 164a Battle Road.

185 **Planning Sub Committee South**

Items as appended hereto (PLAN/09/3/185) were noted

186 **Diversion of Public Footpath**

Item as appended hereto (PLAN/09/3/186) was noted

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

Week Commencing: **15th February 2010**

Application No: WD/2010/0220/F Full
Location: The Lookers Cottage, Little Downash Farm, Saltmarsh Lane, Hailsham
Description: Retention of existing farm cottage, refurbishment, provision of amenity land with car parking and change of use to a holiday let

Application No: WD/2010/0232/DC District Council application
Location: 68 High Street, Hailsham
Description: Take out existing timber sash windows, deteriorated beyond economic repair and replace with double glazed pvcu units to match those of adjoining property

Application No: WD/2010/0310/F Full
Location: Land adjacent Finnoula, Western Road, Hailsham
Description: Erection of detached dwelling and new access onto Gleneagles Drive

Application No: WD/2010/0216/F Full
Location: Land between Arlington Road East, South Road and A22, Hailsham
Description: Reserved matters application for 70 dwellings, including parking, amenity space and open space provision (appearance, landscaping, layout and scale)

Street Naming and Numbering

Development at 164a Battle Road, Hailsham, by Trinity Homes – the proposal of the street name “Weald Close” by the developer

Development off Battle Road, Hailsham by Redrow Homes – to note the street naming and numbering for the development is:

1-10 Saxon Close, Hailsham BN27 1BZ
1-39 and 2-42 Conquest Drive, Hailsham BN27 1EF
1-10 Senlac Road, Hailsham BN27 1EG
1-18 Hastings Crescent, Hailsham BN27 1EH
1-27 Arrow Drive, Hailsham BN27 1EJ
1-26 Harold Avenue, Hailsham BN27 1EL

Planning Sub Committee South

The applications for 68 High Street, Hailsham (WD/2010/0232/DC) and 2 Seaview Cottages, Hailsham (WD/2010/0203/F) are to be considered by Members of the Planning Sub Committee on Thursday 4th March 2010

East Sussex County Council Diversion of Public Footpath

Diversion of the public Right of Way known as public footpath Hailsham 25a which runs in a generally south westerly direction from a point 67 metres northeast of the property "Seaforth" from a distance of 91 metres to meet with Marshfoot Lane. The above order has been confirmed by the County Council as an unopposed order.