

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 15 July 2014 at 7.00 pm.**

Prior to commencement of the formal business a period of not more than 30 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.

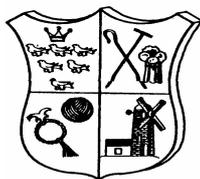
The Order of business to be transacted will thereafter be:-

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 Tuesday June 24 2014
4. **Matters Arising from previous Minutes**
5. **Planning Applications**
6. **Other Planning Matters**
Maurice Thornton Playing Field

John Harrison
Town Clerk
9.7.14

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 15 July 2014 at 7.00 pm.

Prior to commencement of formal business, a period of not more than 30 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 R. Hollister of 17 Sycamore Drive Hailsham spoke against the application for Oaklands, Ersham Road. He advised that it was only two months since the resolution of the last refused application for this site. He reported there were a significant number of objections on the Wealden Council website. He raised concerns over congestion in the Town and advised that congestion is not just in Ersham Road but all over the Town and the development would only worsen this. He considered that the current application had little changed from the previous. Furthermore, he pointed out that the application is outside the development area. He stated that the local plan is there for a reason and housing allocation needs to be considered carefully. Building outside of the development area should not be considered. He asked the Town Council to refuse the application on behalf of the members of the public attending the meeting that evening.

Mr Baldwin of Tandridge, Ersham Road, also spoke against the application, referring to the road enhancements that the developer had proposed. He considered that this would make no difference to the congestion as it is the parking on Ersham Road which causes the traffic problems. For example, Palmers Row residents do not have off road parking or a garage so they are forced to park on Ersham Road.

Mr Pammen of 39 Sandbanks Close advised he had moved to Hailsham as it was a small market town and he was against the application as it would merge Hailsham and Polegate. He also stated that the application should not be approved as it is outside the development boundary.

Mr E. Miller of 2 Ersham Way requested to know that if the application for Oaklands was approved, would there be provision for a roundabout onto the A22? He stated that he often uses Coldthorn Lane and it is very difficult getting onto the A22 from here.

Mrs Smith of 13 Sandbanks Close spoke against the application and asked what had happened regarding all the other objections against the application, such as flooding?

Mrs Land of Ersham Road objected to the application and commented on the high level of traffic and accidents in the area, referring to the bollards that had been installed in South Road, stating that Highways had put these in place to prevent accidents but the bollards had actually caused more accidents.

Mr A. Pearce of 23 Sandbanks Close objected to the Oaklands application. He informed the Committee that the area of land at the back of the Close where he lives is totally wooded and is a floodplain in the winter. Immediately behind this area where it floods, is the application site. He considered the flooded area to be dangerous and was concerned at the loss of trees and wildlife if the application is approved.

Mr Pall of Sandbanks Cottage was against the application and also advised that it is very wet at the back of his house, and the level of water had got worse in recent years. He stated that the water level had been at the highest point ever recently and he considered

this to be due to the change in weather, with wetter winters etc. He was concerned that the increased wet weather had not been taken into consideration and further developments creating more concreted areas plus the increased wet weather would cause major flooding problems.

Mr P. Cook of 12 Cacklebury Close spoke against the application for Oaklands, and raised concerns over the traffic in Coldthorn Lane, asking whether the Lane would be improved if the development went ahead. He stated he did not understand why East Sussex Highways had raised no objections to the development on highway grounds.

Mr C. Triandafyllou was against the development and reported that Coldthorn Lane cannot take two-way traffic and is easily blocked. He raised concerns over the neighbouring woodland which would be affected, plus concerns over flooding issues, and that there was not enough head room in the South Hailsham waste water treatment works for this development. He reiterated Mr Pall's concern that the extra concrete areas created by the development will create more surface water run off which will go onto the flood plain.

Mrs Southon of 18 Sandbanks Close objected to the application, stating that the proposed application site was a known area for bats and badgers with lots of badger sets in the vicinity. She advised that the developers have stated there are no badger sets in the location but that this is incorrect. She stated that badgers are still protected in this area and therefore this is also a reason why the application should be refused. Mrs Southern also raised concerns over flooding and the impact the development would have on the already high level of traffic on Ersham Road.

Mrs L. Kennedy of 4 Sherwood Green was against the application and raised concerns over the lack of infrastructure for the development, in particular provision of schools. She stated that there is no headroom in the only secondary school in Hailsham for this development.

PLAN/
14/2xx/34

Present

Councillors: Mrs J. Bentley, Mrs J. Cook, W. Crittenden, B. Holbrook (substituting for P. Holbrook), Ms A. O'Rawe and M. Ryan (Chairman)

Officers in attendance: K. Moralee

35 **Apologies For Absence:**

Councillor P. Holbrook

36 **Declarations of Interest**

Councillor M. Ryan declared a personal interest in WD/2014/1256/F – 65 Berkley Avenue, Hailsham, as he lives adjacent the application site.

Councillor Mrs Bentley declared a personal interest in WD/2014/1226/MAO- Oaklands, Ersham Road, as she lives near to the application site.

37 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 24th June 2014 14/2x/19-33 were confirmed as a correct record.

38 **Matters Arising**

None were received.

Planning Applications 14/2xx/39-50 (appended hereto)

39

Hailsham Town Council's comments on application WD/2014/1226/MAO- Oaklands, Ersham Road, Hailsham are:

- 1) Hailsham Town Council strongly objects to the proposed development. This current application has not dealt with the concerns raised by the Town Council and District Council in the last refused application. The Town Council objects for the following reasons:
- 2) The area of development identified for Hailsham is in the north, west and east of Hailsham, not the south. This land is part of the strategic gap between Hailsham and Polegate and therefore should not be built on if Hailsham is to keep its identity. As the application would close this gap it is therefore contrary to saved policy EN17 of the Wealden Local Plan 1998
- 3) The application is on land that is outside of the Wealden development framework for Hailsham and not within the core strategy and not in the Strategic Housing Land Availability Assessment
- 4) The proposed development is not sustainable as there is no infrastructure to support the development. There is one secondary school in Hailsham and this is already up to capacity
- 5) The area is prone to flooding and is not a suitable place for development. The proposed development will cause surface water run off to the lower lying areas adjacent to the site
- 6) The proposed application area is a known habitat for bats and badgers and the development is therefore contrary to The Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992
- 7) The South Hailsham waste water treatment works is already up to capacity and does not have the headroom for this development
- 8) The development will have a negative impact on the surrounding area and Community. The development is therefore contrary to policy SPO13 of the Core Strategy Local Plan 2013 and contrary to national planning advice in the NPPF chapter 7 paragraph 56 and NPPF core planning principles paragraph 17
- 9) The Council does not consider the very narrow Coldthorn Lane to be suitable for two way traffic or large vehicles and this would not be a suitable road for residents of the new estate, if granted, for access onto the A22 or from the A22 back onto Coldthorn Lane to Ersham Road

Traffic is already very congested on Ersham Road and the proposed development would cause further traffic and congestion at peak times going northbound to Hailsham and putting the already congested South Road under pressure. Going south from the junction of Coldthorn Lane would put more pressure on the already very busy junction at Stone Cross

40

WD/2014/1226/MAO – 7 South Close, Hailsham

Hailsham Town Council supports the application but is concerned at the number of residents converting their garages in this Close, which is resulting in the loss of grass verges which are being removed to create adequate parking

- 41 WD/2014/1210/F – 38 Hawthylands Crescent, Hailsham
Hailsham Town Council supports the development as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2
- 42 WD/2014/1286/F – 4 North Heath Close, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 8.2 and 8.3
- 43 WD/2014/1193/F – Autumn Cottage, 163 South Road, Hailsham
Hailsham Town Council objects to the development as it is overdevelopment of the site and out of keeping with the street scene. It is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998 and Policy SPO13 of the adopted Wealden Core Strategy Local Plan 2013.
There is also insufficient parking for the development on the busy adjacent road
- 44 WD/2014/1256/F – 65 Berkley Avenue, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 6.1
- 45 WD/2014/1248/F – 2 Hedley Way, Hailsham
Hailsham Town Council objects to the proposed fence as it is out of keeping with the rest of the development, which is open planned
- 46 WD/2014/1307/OH – Oakley, Hawkswood Road, Hailsham
Hailsham Town Council supports the application
- 47 WD/2014/1048/F – 6 South Close, Hailsham
Hailsham Town Council supports the application but is concerned at the number of residents converting their garages in this Close, which is resulting in the loss of grass verges which are being removed to create adequate parking
- 48 WD/2014/1365/F – 55 Woodpecker Drive, Hailsham
Hailsham Town Council supports the application
- 49 WD/2014/1357/F – 62 Ersham Road, Hailsham
Hailsham Town Council supports the application
- 50 WD/2014/1268/F – 43 Lansdowne Drive, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2

51 **Other Planning Matters - Maurice Thornton Playing Field**

Members noted the work to the playing field.

There being no further business the meeting closed at 8.40 pm Global/Minutes & Agendas/Planning

PLANNING APPLICATIONS

Application No:	WD/2014/1226/MAO	Major application – outline
Location:	Oaklands, Ersham Road, Hailsham	
Description:	Residential development including enhanced junction and access arrangements at Ersham Road/Coldthorn Lane	
Application No:	WD/2014/1341/F	Full
Location:	7 South Close, Hailsham	
Description:	Conversion of garage to habitable room	
Application No:	WD/2014/1210/F	Full
Location:	38 Hawthylands Crescent, Hailsham	
Description:	Single storey rear extension	
Application No:	WD/2014/1286/F	Full
Location:	4 North Heath Close, Hailsham	
Description:	Remove existing timber shed and single garage outbuilding and erect replacement outbuilding to be used as a garden room and for gym equipment. Extend hardstanding and erect small section of timber fence screening	
Application No:	WD/2014/1193/F	Full
Location:	Autumn Cottage, 163 South Road, Hailsham	
Description:	Erection of two storey side extension and rear dormer, rebuild existing dormer. Integrated conservatory	
Application No:	WD/2014/1256/F	Full
Location:	65 Berkley Avenue, Hailsham	
Description:	Proposed entrance porch	
Application No:	WD/2014/1248/F	Full
Location:	2 Hedley Way, Hailsham	
Description:	Fence to front garden	
Application No:	WD/2014/1307/OH	Overhead line
Location:	Oakley, Hawkswood Road, Hailsham	
Description:	To move overhead line due to customer request and replace with underground cable, one new pole will be required	
Application No:	WD/2014/1048/F	Full
Location:	6 South Close, Hailsham	
Description:	Amended description – conversion of existing garage to habitable room and provision of off road parking area to front Additional plan showing provision of off road parking area to front	
Application No:	WD/2014/1365/F	Full
Location:	55 Woodpecker Drive, Hailsham	

Description: Replacement of close boarded post and rail fence with green steel/zinc vertical boarding, to public footpath on north elevation

Application No: WD/2014/1357/F Full
Location: 62 Ersham Road, Hailsham
Description: Form pitched roof over bay window

Application No: WD/2014/1268/F Full
Location: 43 Lansdowne Drive, Hailsham
Description: Single storey rear and side extension to replace existing conservatory

Other Planning Matters

Maurice Thornton Playing Field

To note work to be undertaken by Drew Smith Ltd for connection to the existing Southern Water foul water drain in the playing fields adjacent the new development at Marshfoot Lane, as part of the Section 104 Drainage Adoption Agreement for this development.