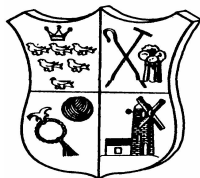


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 4th June 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 B. Stewart addressed the committee regarding the recent application for a licence to sell alcohol at the Hailsham Pizza and Charcoal Grill in the High Street. He advised that up until December 2012 he was the Licensing officer for Wealden District Council. He advised he was speaking on behalf of Mr M. Ozal, the owner of Kemer Kebab and applicant for the licence at the Hailsham Pizza and Charcoal Grill, who was also in attendance. He reported that there are a number of late night licences in the Town already and stated he was surprised that the Town Council had objected to this application. Mr Stewart advised that due to the Town Councils objections this application would now be taken to a hearing at Wealden District Council offices on 13th June 2013.

Councillor Ryan replied that the objections over the application were purely raised due to concerns over under age drinking around late night establishments and the limited storage in the facility. They were in no way personal to Mr Ozal or to dispute his well respected reputation in the Town.

Mr B. Stewart addressed the Town Councils concerns over storage and stated that there will only be limited supplies of alcohol held at the Hailsham Pizza and Charcoal Grill, any extra will be held at Kemer Kebab. He advised the point of the application was to allow Hailsham Charcoal and Grill to be on an even level with other late night takeaway shops that already have a licence as they are losing business to those currently holding an alcohol licence.

PLAN/
13/2/1

Present

Councillors: Councillors W. Crittenden, W. Bentley (substituting for Mrs J. Cook), R. Grocock, S. McAuliffe, Mrs D. Ryan and M. Ryan (Chairman)

Officers in attendance: K. Moralee

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Apologies For Absence:

Councillors Mrs J. Bentley, Mrs J. Cook and P. Holbrook

3

Declarations of Interest

None were received.

4

Confirmation of Minutes

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 14th May 13/1x/310 - 325 were confirmed as a correct record.

5

Matters Arising

None were received.

Planning Applications 13/1/6- 8 (appended hereto)

6 WD/2013/0885/F – 3 Bowley Road, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998, subject to all materials used matching the existing

Members voted on the application, with 2 against, 3 in favour and 1 abstention.

7 WD/2013/1002/F – 7 Senlac Road, Hailsham

Hailsham Town Council supports the application

8 WD/2013/1046/F – Land West of Farne Close, Hailsham

Hailsham Town Council strongly objects to the application as it is overdevelopment of the site and the Town Council is concerned at the impact this will have on Farne Close as a whole. The proximity and orientation of the proposed houses to those on the Close will pose a significant risk of loss of light and privacy to the neighbouring properties. In addition, the development would fundamentally change the immediate locality to such a degree that the Town Council consider the proposal unacceptable in terms of the form and proximity to the existing dwellings. The development is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998, 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

An updated ecological survey is required as the last ecological survey is over 12 months old, which is against best practice. The application is therefore contrary to the NPPF paragraph 109.

The bat survey is insufficient and also requires updating. The application contravenes the NPPF paragraph 109 as the developer is obliged to increase biodiversity and the measures planned are unlikely to do this.

The developer has stated in the drainage assessment that it does not need to consult with Southern Water as Southern Water have confirmed a previous planning application nearby for 8 units had sufficient capacity with the existing foul water public sewer, for a nearby, direct connection. The developer states that as this proposed development is for five units there is no significant increase. The Town Council disputes this and considers that the number of dwellings for this application is a considerable increase of 60% and would insist that the developer consult with Southern Water to confirm the existing capacity.

Other Planning Matters

9 **Appeal for land west of Farne Close**

Members noted the appeal.

10 **Street Naming for Land adjacent Goodwin Close**

Members were in favour of the suggested name of “Carrington Place”

11 **Hearing for Premises Licence Application**

Members noted the hearing to be held on 13th June 2013

There being no further business the meeting closed at 7.50 pm

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PLANNING APPLICATIONS

Application No: WD/2013/0885/F Full
Location: 3 Bowley Road, Hailsham
Description: Change of use from care home to 6 no. self contained flats including new false pitched roof to existing rear flat roofed extension (revised proposals to WD/2013/0183/F)

Application No: WD/2013/1002/F Full
Location: 7 Senlac Road, Hailsham
description: Conversion of double carport into double garage by installing electrically operated sectional garage door

Application No: WD/2013/1046/F Full
Location: Land West of Farne Close, Hailsham
description: Erection of five dwellings together with access and parking

Other Planning Matters

Notice of appeal

Land West of Farne Close, Hailsham (WD/2013/0208/F) – erection of four dwellings together with access and parking

Street Naming

To consider the road name for the new development at land adjacent Goodwin Close – the suggested name by the developer is “Carrington Place”

Premises Licence Application

Notice of Hearing on 13th June 2013 for application by Hailsham Pizza and Charcoal Grill, High Street, Hailsham