



# **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 16<sup>th</sup> July 2013 at 7.00 pm.**

Prior to commencement of the formal business a period of not more than 15 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 25<sup>th</sup> 2013
- 4. Matters Arising from previous Minutes**
- 5. Planning Applications**
- 6. Other Planning Matters**

John Harrison  
Town Clerk  
16.7.13

## PLANNING APPLICATIONS

- Application No: WD/2013/1231/RM      Reserved Matters  
Location: Land to the East of Battle Road, Amberstone, Hailsham  
Description: Erection of two dwellings
- Application No: WD/2013/7508/T      Telecommunication determination  
Location: Land to the rear of 19 Grovelands Road  
Description: The replacement of a 15 metre high column and two equipment cabinets in situ with a new 15 metre high street furniture type column, three new equipment cabinets and one electric meter cabinet at ground level
- Application No: WD/2013/1276/F      Full  
Location: 13 Hollamby Park, Hailsham  
Description: New disabled access ramp to the rear of the property
- Application No: WD/2013/0637/MEA      Major application with environmental assessment  
Location: Land east of Park Road and south of New Road, Hailsham  
Description: Residential development, a new primary school, up to 300sqm of retail floorspace, employment provision (business), informal open space, new allotments and landscaped areas together with new accesses, highway works (including new link road between Park Road and New Road), other related infrastructure and associated works including demolition of existing buildings and structures.
- Application No: WD/2013/1294/MEA      Major application with environmental assessment  
Location: Land West of Park Road, Hailsham  
Description: Outline application for the provision of 240 no. residential dwellings, a network of green infrastructure and amenity space, incorporating existing public rights of way. A new vehicular access from Park Road and emergency access off Upper Horsebridge Road, links to Cuckoo Trail and allotments.
- Application No: WD/2013/1285/F      Full  
Location: 58 The Cedars, Hailsham  
Description: Erection of single storey conservatory to rear elevation
- Application No: WD/2013/1238/F      Full  
Location: 22 Oaklands Way, Hailsham  
Description: To erect a half brick, half fence garden wall at the side of the property, replacing existing fence, with side wooden gate.
- Application No: WD/2013/1269/F      Full  
Location: Barclays Bank PLC, Market Street, Hailsham  
Description: Creating external door opening for the new external solid door to the motor room on the first floor

Application No: WD/2013/1327/F Full  
Location: Little Marshfoot Farm, Mill Road, Hailsham  
Description: Conversion of redundant agricultural building to farmhouse and change of use of existing bungalow currently used as farmhouse to holiday let

Application No: WD/2013/1274/F Full  
Location: St Marys, Vicarage Road, Hailsham  
Description: New boiler flues to flat roof

Application No: WD/2013/1152/F Full  
Location: Shepherds Haven, Rickney Lane, Downash, Hailsham  
Description: Erection of timber clad American barn to provide a block of eight stables and construction of sand school/exercise arena

Application No: WD/2013/1306/F Full  
Location: 4 Conquest Drive, Hailsham  
Description: Erection of metal palisade fence and relocation of garden wall to property boundary with additional landscaping

Application No: WD/2013/1312/FR Full – retrospective  
Location: 7 Iona Close, Horsebridge, Hailsham  
Description: Retrospective application for installation of first floor bedroom window

Application No: WD/2013/1364/F Full  
Location: 202 London Road, Hailsham  
Description: Proposed garage conversion and alterations including single storey infill side extension and associated works in order to form granny annexe

# 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 16<sup>th</sup> July 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.

None were present.

PLAN/  
13/3/31

### **Present**

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

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### **Declarations of Interest**

Councillor W. Crittenden declared a personal interest in application WD/2013/1327/F as he is acquainted with the owner.

Councillor S. McAuliffe declared a personal interest in application WD/2013/1294/MEA as he lives adjacent the proposed application area.

Councillor B. Bentley declared a personal and prejudicial interest in application WD/2013/1231/RM as he has just concluded negotiations on the roundabout mentioned in the application in his capacity as local member. Councillor Bentley also declared an interest in applications WD/2013/0637/MEA and WD/2013/1294/MEA as he is, as local member, involved in the changes to the highways layout for these applications and left the room when discussions took place on all three applications.

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### **Confirmation of Minutes**

**RESOLVED** that the minutes of the meeting of the Planning and Development Committee held on Tuesday 25<sup>th</sup> June 2013 13/2x/12-30 were confirmed as a correct record.

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### **Matters Arising**

None were received.

### **Planning Applications 13/3/36- 49 (appended hereto)**

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Councillor Bentley left the room at 7.05 pm

WD/2013/1231/RM – Land to the East of Battle Road, Hailsham

Hailsham Town Council supports the application providing the recommendations of the ecological assessment are carried out

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WD/2013/0637/MEA – Land east of Park Road and South of New Road, Hailsham

Hailsham Town Council's comments are as follows:

If Wealden District Council approve this application then the Town Council would request the following conditions:

- i) Provision for primary education must be considered at an early stage bearing in mind that local primary schools are at capacity
- ii) The Town Council would request that the developer agrees to allow a suitably experienced and qualified environmental auditor access to the site throughout the construction phase of the development in order for environmental management audits to be conducted. The developer must agree to implement all reasonable actions recommended by the auditor and agreed by HTC and WDC in mutually agreed timescales. The scope of audits will include legal compliance, prescribed environmental planning conditions, the adherence to the developer's construction environmental management plan, environment agency pollution prevention guidelines and standards of IS014001:2004/2015 as applicable at the time of construction. This auditor should be approved by the Town Council and any associated cost borne by the developer.
- iii) To assist Wealden District Council in making informed decisions on future developments, it should be ensured that pre and post development water quality assessments are carried out on controlled waters with a connectivity pathway to the development in order to understand the medium and long term impacts of the development on the Pevensy Levels SSSI and other local, controlled waters.

Councillor S. McAuliffe requested his objections against this application be noted. He advised he objected to the application as it is contrary to national planning advice in the National Planning Policy Framework paragraphs 109, 110, 112, 117, 118, 125.

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WD/2013/1294/MEA – Land West of Park Road, Hailsham

Hailsham Town Council supports the application but wish to raise the following points:

- i) There should be a minimum distance of 30m from the southwestern most dwelling to the current woodland adjacent to the Cuckoo Trail. This area should be planted with additional, native tree species in order to ensure the traditional pathways used by badgers for foraging and movement (routes from the established sett in Horselunges Wood to the northern area of the development) are protected and enhanced.
- ii) Consideration should be given to minimising negative impacts on bats from temporary construction lighting and permanent street/pathway lighting in order to prevent disruption to the foraging activities and flight lines of bats along the southern, western and northern boundaries.
- iii) Due to the construction of the new roundabout at the western end of Hempstead Lane at the A22, Hawks Road will become a main thoroughfare from the A22 to the proposed development. Hawks Road has seen a large increase in traffic movements over the last four to five years and at peak times there is often congestion; particularly at Leaps Cross roundabout. The Council would request that this issue is rigorously modelled and solutions put in place as part of this development.

Councillor Bentley returned to the room at 7.30 pm

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WD/2013/7508/T – Land to the rear of 19 Grovelands Road, Hailsham

Hailsham Town Council supports the application.

- 40 WD/2013/1276/F – 13 Hollamby Park, Hailsham  
Hailsham Town Council supports the application
- 41 WD/2013/1285/F – 58 The Cedars, Hailsham  
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 9.1 and 9.2
- 42 WD/2013/1238/F – 22 Oaklands Way, Hailsham  
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design 2008 chapter 7 paragraph 11.24
- 43 WD/2013/1269/F – Barclays Bank PLC, Market Street, Hailsham  
Hailsham Town Council supports the application.
- 44 WD/2013/1327/F – Little Marshfoot Farm, Mill Road, Hailsham  
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 11 paragraph 4.7 and policy HG10 of the Wealden Local Plan 1998
- 45 WD/2013/1274/F – St Mary's Vicarage Field, Hailsham  
Hailsham Town Council would prefer to see the use of materials that are more in keeping with the church and conservation area, not UPVC
- 46 WD/2013/1152/F – Shepherds Haven, Rickney Lane, Downash, Hailsham  
Hailsham Town Council supports the application
- 47 WD/2013/1306/F – 4 Conquest Drive, Hailsham  
Hailsham Town Council objects to the proposed palisade fencing as the property should remain open planned and the proposed fence detracts from the original plan of the developer. The metal palisade fence here does not conform to Wealden District Councils Design Guide as it is a residential area, not industrial. The Town Council also objects to the relocation of the garden wall as this will encroach on the public footpath.
- 48 WD/2013/1312/FR – 7 Iona Close, Hailsham  
Hailsham Town Council supports the application providing a condition is placed on the property stating that the glass in the window must remain frosted.
- 49 WD/2013/1364/F – 202 London Road, Hailsham  
Hailsham Town Council supports the application as it conforms to policy HG10 of the Wealden Local Plan 1998 and guidance within the Wealden Design Guide 2008 chapter 10 paragraph 4.1 and 4.2

There being no further business the meeting closed at 8.10 pm