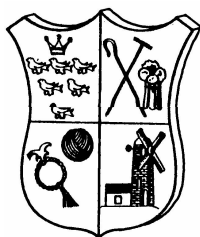


HAILSHAM TOWN COUNCIL

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 25th 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 K. Hawkins of Castle View, Marshfoot Lane, strongly objected to the application at land adjacent 122 Marshfoot Lane. He advised that there are two ponds in the area, one on the development site and one in his garden and both have great crested newts. He expressed concern over a blind junction in the lane leading up to the site and how this could cause accidents if the development goes ahead and there is increased traffic here.

Mr S. Cross of Fairmead, Marshfoot Lane, also opposed the development, stating that it lies outside the development boundary. He considered it to be an unsustainable site as Hailsham has limited public transport. He also stated that the site was not a rural exceptions site as this is for small infill sites and not large developments. He queried why this site was not included in the Core Strategy if there is a demand for this type of development.

Mrs J. Lechley of Sunnymead, Marshfoot Lane, also opposed the development, stating that her understanding of a rural exception site is that it is for small developments. She considered the application to be out of keeping with the surrounding area.

Mrs S. Cross of Fairmead, Marshfoot Lane, opposed the development, stating that it was almost impossible at times to get down the road adjacent the proposed development site, due to large numbers of parked cars here. She advised that the refuse collectors and community bus often cannot get down the road and that recently a fire engine could not pass down the road until owners of cars were contacted and asked to move to allow the fire engine access.

Mr D. Young objected, stating that the infrastructure cannot support this development.

Mrs Linda Sparks of 91 Marshfoot Lane agreed with all the above comments, stating that the proposed site borders SSSI land and that the marsh is prone to flooding. She advised there are large amounts of wildlife in the marsh area and it is the only lane in Hailsham that has a rural aspect. She considered the marsh to be of extreme importance.

Mr B. Spark of 91 Marshfoot Lane spoke of the importance of this area and considered that the development would destroy the market town aspect of Hailsham and was also strongly opposed to the proposals.

Mrs Norman of 102 Marshfoot Lane was against the development and stated that it would overlook her property, causing her loss of privacy.

PLAN/
13/2x/12

Present

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

Officers in attendance: K. Moralee

13 **Apologies For Absence:**

Councillors Mrs J. Cook

14 **Declarations of Interest**

Councillor W. Crittenden declared a prejudicial interest in application WD/2013/0864/F, land at Hamlins Mill, Hailsham, as he is the owner of the Mill, and left the room when discussions took place.

Councillor S. McAuliffe declared a personal interest in application WD/2013/0889/MAJ, land adjacent 122 Marshfoot Lane, as he is an employee of Southern Water and they are a consultee on this application.

Councillor W. Bentley declared a prejudicial interest in application WD/2013/1060/F, Filsham Lodge, as he is the Lead Cabinet Member for Adult Social Care and East Sussex County Council is an adjacent landowner at Sandbanks, which is the adjacent property to Filsham Lodge. He also declared a prejudicial interest as he is the Head of Adult Social Care, as the East Sussex Social Care Department commission beds from Filsham Lodge. Councillor Bentley left the room when discussions took place.

Councillor P. Holbrook declared a personal interest in application WD/2013/1067/F, 27 Hawthylands Road, Hailsham as he has quoted for work on this property, and took no part in any discussions on the application.

15 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 4th June 13/2/1 -11 were confirmed as a correct record.

16 **Matters Arising**

None were received.

Planning Applications 13/2x/17-26 (appended hereto)

17 WD/2013/0889/MAJ – Land adjacent 122 Marshfoot Lane, Hailsham

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

i) The application is outside of the development framework

ii) The application is not a rural exceptions site as it is located next to a large town

iii) This type of development is not required in Hailsham as a significant amount of affordable housing has already been allocated in the new developments in Hailsham and also within the strategic sites allocation; therefore there will be no shortage of family homes in the area. The application is therefore contrary to saved policy HG3 of the Wealden Local Plan 1998

iv) This area is an inappropriate location for development. The proposed application borders an SSSI site and may have a detrimental impact on the marsh area, which should be protected. Residue from vehicles, garden chemicals etc will be able to reach the protected site through surface water drainage via drainage channels and streams. The development is therefore contrary to policy SPO1 of the Core Strategy Local Plan 2013

v) At present there is sufficient wastewater capacity but priority will be given to the strategic

sites and these will use up that capacity. This site may therefore be unviable under current treatment capacity. There should be no further major development in Hailsham until 2015 at the earliest as this is when southern water will be reporting on their plans to increase available head room.

vi) The location of a school in the area and the fact that there are only two accesses to Marshfoot Lane creates considerable traffic movement in the vicinity which will also be worsened by the new development at Battle Road. This further proposed development adjacent Marshfoot Lane will cause a bottleneck in the road which is not wide enough to cope with extra traffic and will create an increased risk of accidents. The proposed development is therefore contrary to saved policy TR3 of the Wealden Local Plan 1998.

There is doubt over the ownership of this lane and who will be responsible for permitting access to the proposed development

vii) Town Council is concerned at the impact the development will have on the immediate neighbours. The proximity of the proposed houses will cause a loss of privacy to some of 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

18 WD/2013/1060/F – Filsham Lodge, 137 South Road, Hailsham

Councillor W. Bentley left the meeting room at 7.40 pm.

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 4.1

5 members voted in favour, with 2 abstentions

Councillor W. Bentley returned to the meeting room at 7.47 pm

19 WD/2013/1080/F – 56 Mill Road, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 7.5 and 7.6

20 WD/2013/1067/F – 27 Hawthylands Road, 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

WD/2013/0452/F and WD/2013/0451/F – Tesco Stores Ltd, North Street, Hailsham

Hailsham Town Council objects to both applications as this noisy industrial process is adjacent the Cuckoo Trail and will have a noise impact here and on the neighbouring properties at Eastwell Place. The application for a car wash and valeting operation will be a noise nuisance and is therefore contrary to the Environment Protection Act 1990.

This application contravenes the conditions placed on Tesco when permission was granted for the supermarket. These conditions were put in place to protect the neighbouring properties and the Cuckoo Trail from noise and to ensure the protection of the character of the conservation area.

The Town Council also objects to the loss of 9 parking spaces as this is a very busy supermarket and most shoppers visit the store by vehicle.

- 21 WD/2012/0864/OE Land at Hamllins Mill, Rear of 144 Mill Road, Hailsham
Councillor W. Crittenden left the meeting room at 7.58 pm
Hailsham Town Council has no objections to the extension of time, subject to this extension being the last permitted. The Town Council is concerned that the restoration of this historical asset is further delayed and would request that the restoration work commences as soon as possible.
Councillor W. Crittenden returned to the meeting room at 8.03 pm.
- 22 WD/2013/0755/F – 10 Rope Walk, Hailsham
Hailsham Town Council supports the application
- 23 WD/2013/1200/F – 22 Cromer Way, Hailsham
Hailsham Town Council supports the application, subject to highways approval, as the extension is directly adjacent a public footpath and the footings may encroach on the highway. The Town Council would also seek the opinion of Sussex Police as to whether the Police consider the design to be overbearing to the footpath and therefore a danger if it causes loss of light in this section of the path and creates a danger for pedestrians.
- 24 WD/2013/1190/F – Amberlea, Southerden Close, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 8.10
- 25 WD/2013/0973/FA – 59a High Street, Hailsham
Hailsham Town Council supports the application
- 26 WD/2013/1213/F – Gordon Road Evangelical Church, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 6.3
- Other Planning Matters**
- 27 **Vodafone - proposed upgrade to existing base installation**
Members supported the application
- 28 **Appeal for Land to the rear of 22-36 Mill Road, Hailsham (WD/2013/0035/F)**
Members noted the appeal.
- 29 **Application for Land east of Park Road and south of New Road, Hailsham (WD/2013/0637/MEA)**
The Committee Clerk advised members that a new major application for Land east of Park Road and south of New Road had been submitted and would be on the next planning agenda.
- 30 **Gleneagles Drive – replacement fence by Bloor Homes**
Councillor Bentley requested a complaint be placed with Bloor Homes regarding the

replacement fence at Gleneagles Drive as the fence extending beyond the new footpath has not been replaced and the stakes have not been concreted into the ground.

There being no further business the meeting closed at 9.00 pm

Global/Minutes & Agendas/Planning

PLANNING APPLICATIONS

- Application No: WD/2013/0889/MAJ Major application – full
Location: Land adjacent 122 Marshfoot Lane, Hailsham
Description: Erection of 8 one-bed flats, 14 two-bed houses, 16 three-bed houses and 2 four-bed houses including car parking spaces, amenity space and access road.
- Application No: WD/2013/1060/F Full
Location: Filsham Lodge, 137 South Road, Hailsham
Description: Demolition of existing rear conservatory and replacement with a single storey extension
- Application No: WD/2013/1080/F Full
Location: 56 Mill Road, Hailsham
Description: Proposed enlargement of existing dormer window set within front roof slope
- Application No: WD/2013/1067/F Full
Location: 27 Hawthylands Road, Hailsham
Description: Extension to rear elevation and associated works
- Application No: WD/2013/0452/A Advertisement
Location: Tesco Stores Ltd, North Street, Hailsham
Description: Advertisements for hand car wash and valeting operation
- Application No: WD/2013/0451/F Full
Location: Tesco Stores Ltd, North Street, Hailsham
Description: Change of use of 9 parking spaces to a hand car wash and valeting operation including the erection of a canopy and installation of an office
- Application No: WD/2013/0864/OE Outline – extension of time
Location: Land at Hamllins Mill, Rear of 144 Mill Road, Hailsham
Description: Extension of time of WD/2010/0673/FE (restoration of Hamllins Mill (residential) erection of one detached dwelling and a pair of semi detached houses, conversion of existing buildings into two linked dwellings)
- Application No: WD/2013/0755/F Full
Location: 10 Rope Walk, Hailsham
Description: To remove existing close boarded fence and replace with 2 metre high close boarded fence and move boundary out within curtilage
- Application No: WD/2013/1200/F Full
Location: 22 Cromer way, Hailsham
Description: Two storey side extension

Application No: WD/2013/1190/F Full
Location: Amberlea, Southerden Close, Hailsham
Description: Proposed double garage outbuilding and associated works to driveway area

Application No: WD/2013/0973/FA Full – non compliance of condition
Location: 59A High Street, Hailsham
Description: Variation of condition 2 (opening hours) of WD/1992/0685/F (change of use to class A3 to install potato baker)

Application No: WD/2013/1213/F Full
Location: Gordon Road Evangelical Church, Gordon Road, Hailsham
Description: Proposed front entrance porch