

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 10th January 2012 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.

Mrs H. Rajaratnam of Coppards, Summerhill, spoke against the application for Polegate Yard, Coldthorn Lane. She stated the application breached national, regional and local planning guidelines and considered the proposed site to be unsuitable for this type of development. She also stated there is no safe ingress or egress to the site. Finally, Mrs Rajaratnam advised she was very concerned that if the application was passed there would be further expansion in the future.

Councillor C. Triandafyllou of Hillcrest, Coldthorn Lane, also spoke against the application for Polegate Yard, Coldthorn Lane. He stated the environment of Coldthorn Lane is currently tranquil, and is an area where people fish, horse ride, walk and cycle and the proposed application would threaten this peaceful environment. He considered that even with the widening of the access road to the site, this would still be unable to accommodate a lorry. He stated that the lane from Summerhill to the proposed site is very narrow. He advised he was also speaking on behalf of the owner of Amazon Fisheries, who was also against the application as he considered the noise would have a negative effect on his business.

Councillor Triandafyllou did not take part in any discussions on the Polegate Yard application and did not vote on the application.

PLAN/
11/3/176

Present

Councillors: J. Bentley Astor, Mrs S. J. Bentley (Chairman), Mrs M. Burt, N. Collinson, W. Crittenden, P. Holbrook, S. McAuliffe and M. Ryan

Officer in attendance: K. Moralee

177 **Apologies For Absence:**

None were received.

178 **Declarations of Interest**

Councillor J. Bentley-Astor declared a personal interest in the application WD/662/CM – Polegate Yard, Coldthorn Lane, Hailsham, as he works for a similar company and through this business connection is acquainted with the applicant.

179 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 20th December 2011 Ref: 11/2/157 – 11/2/175 were confirmed as a correct record.

180 **Matters Arising**

None were received.

181 **WD/662/CM – Polegate Yard, Coldthorn Lane**

As previously stated, the Town Council does not wish to lose Haulaway as an employer, as the Council supports local businesses, however the Town Council's concerns regarding the previous application have still not been addressed in this revised application:

- i) The Town Council strongly request that **access and egress** to this site should be only from the A22 and this would require a deceleration/acceleration lane to allow the vehicles to slow down safely. The entrance to this lane would need to have better sight lines.
- ii) The Town Council would request that if this planning application is granted, conditions are applied stating that there is no access or egress from Ersham Road due to the narrow lanes.
- iii) The ecological survey needs to be more robust.
- iv) There is no mention of drainage and we wish for this to be investigated more fully
- v) There needs to be sufficient bunds on all sides to help with the noise that this development will produce
- vi) The application breaches policy EC6 of PPS 4 as the site is not suitably located for the development
- vii) The application breaches policy EN27 of the 1998 Wealden Local Plan as it will create an unacceptable adverse impact on the privacy and amenities of adjoining developments and the neighbourhood by reason of scale, height, form, noise and traffic movements

The Town council does not support this application

Councillor W. Crittenden requested it be recorded he was in favour of the proposed application.

Planning Applications 11/3/182-185 (appended hereto)

Four plans were considered.

182 WD/2011/2714 - Hailsham Health Centre, Vicarage Field, Hailsham

Hailsham Town Council supports this application.

183 WD/2011/2699/F - Units 1 and 2 North Crescent, Diplocks Way, Hailsham

Hailsham Town Council supports the change of use to B1.

184 WD/2011/2704/F - 58 London Road, Hailsham

Hailsham Town Council supports the application for 58 London Road, Hailsham as it conforms with policies HG11 and BE1 of the Non Statutory Wealden Local Plan 2005 and guidance contained within the Wealden Design Guide 2008, chapter 10, paragraph 2.7.

185 WD/2011/2434/F – Waitrose Ltd, Vicarage Field, Hailsham

Hailsham Town Council supports this application.

There being no further business the meeting closed at 7.35 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

Application No: WD/2011/2714/F Full
Location: Hailsham Health Centre, Vicarage Field, Hailsham
Description: Proposed external store

Application No: WD/2011/2699/F Full
Location: Units 1 and 2 North Crescent, Diplocks Way, Hailsham
Description: Change of use from waste transfer station (sui generic) back to B1 use

Application No: WD/2011/2704/F Full
Location: 58 London Road, Hailsham
Description: Build extension to rear elevation at first floor level over existing single storey extension. Build tiled roof over existing utility room to replace glazed roof

Application No: WD/2011/2434/A Advertisement
Location: Waitrose, Vicarage Field, Hailsham
Description: 3no of freestanding panel signs 2no. of branded glazing vinyls.