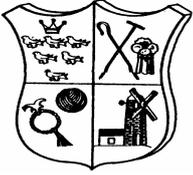


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 12TH June 2012 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.

Ersham Farm, Ersham Road, Hailsham

Mr P. Butcher of 6 Sandbanks Way, Hailsham spoke against the above application stating that the land at Ersham Farm has always had a sewerage problem, and there is a lack of infrastructure to support this development. He stated that Ersham Road has a huge traffic problem which will be worsened by this development and that the proposed development area is prone to flooding. The pond at Ersham Farm is also the habitat of a number of frogs, bats and toads.

Mr K. Hall of 13 Beechwood Close also strongly opposed the proposed development at Ersham Farm stating he agreed with the previous comments by Mr Butcher. He commented that the Government wanted to build on brown field sites, not working farm sites. He advised that Hailsham is a Market Town and the loss of the farm would be detrimental to the Town. He stated that there is less wildlife in the area now due to the various developments that are being built in Hailsham. He questioned why, as the current houses being built in Hailsham are not selling, why build on Ersham Farm?

Mr R. Hollister from 17 Sycamore Drive expressed concern that this development is in the south of Hailsham, when development was agreed only to be in the North, West and East of Hailsham to preserve the green space surrounding Hailsham. He considered that if the Ersham Farm development were to go ahead, this would have a massive impact on the surrounding fields.

Ms. K. Pearce of 7 Gilbert Way did not agree with building houses next to a cemetery as it takes away the privacy of those visiting the cemetery.

Mrs Walter of 8 Sycamore Drive advised she had visited Wealden District Councils website and stated that there is a further application for the adjacent fields to the proposed development. She was of the opinion that once development goes ahead at Ersham Farm, the surrounding fields will be developed on as there will be nothing else that can be done with this land.

Ms C. Billings of 15 Gilbert Way expressed concern that the developers wish to connect to the Cuckoo Trail. She considered that if outline permission is granted then other aspects of the development may be passed without the public having a chance to comment.

Mr C. Millen of 40 Ersham Road was opposed to the development, stating that Ersham Road is very heavy with traffic and the development would cause further congestion.

Mr Price of 27 Sycamore Drive was opposed to the development, particularly raising concerns over the effect it will have on the wildlife.

Oaklands, Ersham Road, Hailsham

Mr Heart spoke against the proposed development in Ersham Road, stating that the area is prone to flooding. He expressed concern at the traffic problems in the Town which will be worsened by this development and advised that this may then prevent people from outside the Town coming into Hailsham.

Mr Price of 27 Sycamore Drive stated that Coldthorn Lane is too small for the extra traffic this development will cause.

Mr R. Hollister spoke against the application, and urged all present to write to Wealden Council to oppose the application and also attend the Planning Committee South meetings, when the developments are due to be discussed.

Mrs Walter of 8 Sycamore Drive raised the question of whether there are enough Doctors available for a further Doctors surgery in Hailsham.

Other points raised by members of the public were the problem of flooding in Coldthorn Lane, which was stated as being impassable at times for pedestrians. Concern was raised that as Coldthorn Lane is so narrow, with the increase in traffic this development would cause, there is likely to be an accident here, especially when the road is flooded.

It was also noted that the Oaklands application is outside of the development framework for Hailsham.

Land off Shepham Lane, North of A27, Polegate

Mr T. Green objected to the proposed wind farm, stating that it is an inappropriate development in an inappropriate place.

Mr T. Pallen of 39 Sandbanks Way advised that the proposed development will still require the back up of a power station as the wind turbines will not create enough energy.

Mr C. Millan of 40 Ersham Road expressed concern at the adverse effect the turbines would have on swans and other birds.

Mrs Southern of 18 Sandbanks Close opposed the development due to the horrendous humming she advised the turbines would create which would be heard by the surrounding residents. She considered that this Country is not big enough to support wind turbines.

PLAN/
12/2/31

Present

Councillors:, J. Bentley Astor, Mrs S. J. Bentley (Chairman), N. Collinson, W. Crittenden, P. Holbrook and S. McAuliffe, T. Williams (Vice Chairman)

Officer in attendance: K. Moralee

32

Apologies For Absence:

Councillor Mrs J. Cook

33

Declarations of Interest

Councillor S. McAuliffe declared a personal interest in WD/2012/0985/MAO – Ersham Farm, Ersham Road, Hailsham as he is employed by Southern Water and they are a consultee in the proposed development although he has not been directly involved in any consultations with the developers.

All Councillors declared a personal interest in WD/2012/0982/MAJ, Welbury Farm, Hempstead Lane as the Town Council has been involved in the design of the Community Hall and once built, the Hall will be handed over to the Town Council.

34 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 15th May 2012 Ref: 12/1/15-30 was confirmed as a correct record.

35 **Matters Arising**

None were received.

36 **Planning Applications 12/1/36-48 (appended hereto)**

Thirteen plans were considered.

Ersham Farm, Ersham Road, Hailsham – WD/2012/0985/MAO

Hailsham Town Council strongly opposes the proposed development at Ersham Farm, Ersham Road for the following reasons:

- i) Ersham Farm is a working farm that sells its produce to local shops and schools and this produce is sold at the local Farmers Market. The loss of this Farm will mean the loss of local produce and local jobs. The Town Council fought to keep the Cattle Market in Hailsham as Hailsham is a market Town. If Hailsham loses its farms to development it will lose its identity as a Market Town
- ii) Ersham Road is already heavily congested and this development will worsen the traffic problem. Traffic surveys were carried out over a Bank Holiday and half term. Local people are aware that traffic can back up almost to the Farm entrance at peak times of the day. The proposed single access to this development through the main Farm entrance is close to a sharp bend where large vehicles and buses already have to cross the white line to manoeuvre round this bend
- iii) There is a lack of infrastructure to support the development such as schools, transport, shops etc
- iv) The proposed site is agricultural land and a working farm
- v) The plans show the existing balancing pond has been reduced. This reduction will increase the flood risk in the area and the Town Council considers that more balancing ponds should be created if this application is approved, to take the surface water run off
- vi) The proposed development will destroy the habitat of the large number of bats, frogs, toads and other wildlife which is in this area and provision must be made for protected species
- vii) Southern Water has advised Wealden District Council that there is inadequate capacity in the local network to provide foul sewerage disposal to service the proposed development. The letter from Southern Water also states that “the proposed development would increase flows to the public sewerage system and existing properties and land may be subject to a greater risk of flooding as a result”.

The Town Council has received many concerns from residents of the area regarding this development and the affect it will have on the local population.

The Ersham Farm application has regularly been on and off the planning portal which has caused great difficulty in allowing the public to view the plans.

37

WD/2012/0942/MAO – Oaklands, Ersham Road, Hailsham

Hailsham Town Council strongly opposes the proposed development at Oaklands, Ersham Road for the following reasons:

- i) 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 policy EN17 of the Wealden Local Plan 1998
- ii) 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
- iii) The proposed development is not sustainable as there is no infrastructure to support the development
- iv) The development will encourage people to go to the A22 via Coldthorn Lane which is not suitable for traffic as it is a single lane with few passing spaces. The developers have stated they will provide a mini roundabout, however the Town Council considers that that this will be more of a hindrance than a help as the traffic from this development will increase the traffic in Ersham Road to the junction of South Road which is very congested, as all traffic entering and leaving Hailsham to the south goes via South Road and Ersham Road
- v) The area is prone to flooding and the Council is very concerned at the danger this will cause to motorists as the adjacent road is likely to be flooded
- vi) It states clearly in the developers design and access statement that the hedgerow would remain to support the natural habitat. These hedgerows have already been greatly reduced and mature trees have been felled.

The Town Council has received many concerns from residents of the area regarding this development and the affect it will have on the local population.

38

Land off Shepham Lane, Polegate WD/2011/2137/MEA

Hailsham Town Council supports this development.

Members voted on the application, with 4 councillors in support, 1 objection and 2 abstentions

39

WD/2012/1043/A1 - 32 High Street, Hailsham

Hailsham Town Council objects to the illuminated signage as the signs are in the Hailsham Conservation Area. The Town Council has no objections to the Domino's corporate signage but would request a flat fascia sign with overhead lighting.

The Town Council would prefer to see a uniform signage in the Town.

40

WD/2012/0996/F - Willow Gardens, Battle Road, Hailsham

Hailsham Town Council will not comment on this application until Redrow Homes fulfil their commitment in the Section 106 agreement to provide the infrastructure promised, i.e. a roundabout etc, with the planning permission they received to start Phase 1

41

WD/2012/1023/FE – Station Road Industrial Estate, Hailsham

Members were advised this application was currently invalid and would be re-submitted by Wealden District Council

- 42 WD/2012/1063/F – 89 Anglesey Avenue, Hailsham
Hailsham Town Council supports this application as it conforms to policies HG11 of the Non Statutory Wealden Local Plan 2005 and guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2
- 43 WD/2012/0982/MAJ – Welbury Farm, Hempstead Lane, Hailsham
Hailsham Town Council supports this application
- 44 WD/2012/1860/F – Nodes Farm, Magham Down, Hailsham
Hailsham Town Council supports the application but access from Old Road would be preferred to access from Nodes Lane
- 45 WD/2012/1095/AN - Park Road/New Road Junction, New Road/Hailsham House Junction and New Road/ A271 Amberstone junction, Hellingly
Hailsham Town Council supports the application subject to East Sussex County Council Highways Approval
- 46 WD/2012/0750/ANR – Wealden District Council, Vicarage Lane, Hailsham
Hailsham Town Council supports the application
- 47 WD/2012/1145/F – 1 St Mellion Close, Hailsham
Hailsham Town Council supports this application as it conforms to policy HG11 of the Non Statutory Wealden Local Plan 2005 and guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2. The Town Council would however request that a condition is placed on the extension, tying it to the main property
- 48 WD/2012/0904/F – 7 Gilbert Way, Hailsham
Hailsham Town Council supports the extension of time
There being no further business the meeting closed at 9.00 pm

Global/Minutes & Agendas/Planning

PLANNING APPLICATIONS

Plans available to view at Hailsham Town Council Offices, Inglenook, Market Square, Hailsham weekdays from
9.00 am – 4.00 pm

- Application No: WD/2012/0985/MAO Major application – outline
Location: Ersham Farm, Ersham Road, Hailsham
Description: 'Hybrid' outline application for 35 no. dwellings (including 3 no. converted units), means of access, footpath and cycleway link to cuckoo trail and associated works
- Application No: WD/2012/0942/MAO Major application – outline
Location: Oaklands, Ersham Road, Hailsham
Description: Residential development incorporating access arrangements and a doctors surgery
Revised details received including site location plan
- Application No: WD/2011/2137/MEA Major application with environmental assessment
Location: Land off Shepham Lane, north of A27, Polegate
Description: Erection of five wind turbines, on site access tracks, temporary site access from A27, site access from Hailsham Road, one site substation and control building, one permanent meteorological mast and on site underground cabling
Additional submissions as addendum to Environmental statement on landscape impact, setting of heritage assets, noise, shadow flicker and archaeology together with revised planning statement
- Application No: WD/2012/1043/AI Illuminated Advertisement
Location: 32 High Street, Hailsham
Description: Two fascia signs, one projecting sign and one internal window sign
- Application No: WD/2012/0996/MAJ Major application – full
Location: Willow Gardens, Battle Road, Hailsham
Description: Erection of 23 no three and four bedroom dwellings together with new access road, garaging/parking, featuring hard and soft landscaping throughout, following approval of planning application WD/2011/1534/MAJ
- Application No: WD/2012/1023/FE Full – extension of time
Location: Station Road Industrial Estate, Station Road, Hailsham
Description: Extension of time of WD/2009/1514/F - Erection of palisade security fence and gate to entrance of Station Road Industrial Estate
Updated description of development
- Application No: WD/2012/1063/F Full
Location: 89 Anglesey Avenue, Hailsham
Description: Single storey side extension and new drive entrance
- Application No: WD/2012/0982/MAJ Major application – Full
Location: Welbury Farm, Hempstead Lane, Hailsham
Description: Proposed Community Hall facility serving the Welbury and Woodholm Farms residential developments with associated landscaping and parking

Application No: WD/2012/1860/F Full
Location: Nodes Farm, Magham Down, Hailsham
Description: Change of use of land and buildings from an agricultural and equine use to an equine use for the breeding, keeping and training of horses (excluding liveries)
Amended description no new plans, additional highway report

Application No: WD/2012/1095/AN Non Illuminated advertisement
Location: Park Road/New Road Junction, New Road/Hailsham House Junction and New Road/A271 Amberstone junction, Hellingly
Description: 3 x road signs to Hailsham House

Application No: WD/2012/0750/ANR Retrospective non – illuminated advertisement
Location: Wealden District Council, Vicarage Lane Hailsham
Description: Retrospective application for external fascia sign, wall mounted sign and free standing directional signs

Application No: WD/2012/1145/F Full
Location: 1 St Mellion Close, Hailsham
Description: Single storey side extension to form granny annexe

Application No: WD/2012/0904/F Full
Location: 7 Gilbert Way, Hailsham
Description: Extend first floor side extension over single storey rear extension. Amendment to previously approved scheme WD/2005/1872/F