

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 13th March 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.

Mr Billings of 15 Gilbert Way spoke in respect of the application for 16 Gilbert Way, Hailsham. He advised he was strongly against the application as he was extremely concerned over the height of the conservatory and summer house as a large concrete base had already been built and he was not aware of the final height of the proposed buildings. He expressed concern over loss of light and loss of privacy. Mr Billings also reported he had heard rumours of a solar panel business to be run from one of the proposed developments and he was concerned at the amount of deliveries this would bring to the road.

Mr Price from 27 Sycamore Drive, Hailsham, reported that his house backs onto the proposed development at 16 Gilbert Drive. He advised he was strongly against the proposed development and expressed concern at the excessive amount of soil being built up around the garden of 16 Gilbert Way. He considered that this large amount of soil may cause his boundary fence to rot more quickly than it would under normal circumstances. Mr Price advised that large areas of concrete had already been laid and that the height was exceptional in relation to original soil levels, the result being that any structure being laid on top would be too high. He also stated that the concrete posts put in were roughly two feet higher than required.

PLAN/
11/3/216

Present

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

Officer in attendance: K. Moralee

217

Apologies For Absence:

None were received.

218

Declarations of Interest

Councillor S. McAuliffe declared a personal interest in application WD/2012/0474/F – land opposite Lion House, Mill Road, Hailsham, as he is an employee of Southern Water, the owner of the land that the proposed application would be on.

All Councillors declared a personal interest in WD/2012/0086/F - Skateboard Park at Maurice Thornton Playing Field, as the applicant is Hailsham Town Council.

Confirmation of Minutes

219 **RESOLVED** that the minutes of the meeting of the Planning and Development Committee held on Tuesday 21st February 2012 Ref: 11/3/198-215 was confirmed as a correct record.

220 **Matters Arising**

None were received.

Planning Applications 11/3/221 – 230 (appended hereto)

Ten plans were considered.

221 WD/2012/0391/F – 16 Gilbert Way, Hailsham

- i) the Town Council is concerned at the height of the proposed conservatory and summerhouse due to the height of the base which has already been constructed. The Town Council would request clarity on the plinth height and heights of the proposed conservatory, summer house and shed
- ii) the application is over development of the site and is therefore contrary to policies BE1 and HG11 of the Non Statutory Wealden Local Plan 2005 and guidance within the Wealden Design Guide 2008 chapter 10 paragraph 9.1
- iii) the Town Council is concerned that the proposed application will cause overshadowing and loss of privacy to the neighbouring properties

Adjoining neighbours of the proposed development who attended the Town Council Planning Meeting requested the colour of the conservatory to be brown, to match the existing neighbouring conservatories.

Concern was also raised by adjoining neighbours about the possibility of a business use for one of the proposed buildings.

The Town Council would request that Wealden District Council Enforcement Officers visit the site and report back to the Town Council.

222 WD/2012/0477/F – 6 Beechwood Close, Hailsham

Hailsham Town Council do not object in principle to the extension but object to the loss of the parking space as this is contrary to guidance within the Wealden Design Guide 2008 Chapter 10, paragraph 2.7 “incorporation of existing garage”.

The Town Council would support an extension if it was remodelled to incorporate room for off road parking for two cars.

223 WD/2012/7501/T – Telecommunications Site, George Street, Hailsham

Hailsham Town Council supports this application.

- 224 WD/2012/0344/OE – Land adjacent to Station Road and Old Swan Lane, Hailsham
Hailsham Town Council supports the extension of time, subject to a Highways survey to review the impact this development would have on the current traffic levels in Station Road.
- 225 WD/2011/2761/F – 116 London Road, Hailsham
Hailsham Town Council supports this application.
- 226 WD/2012/0337/RM – Land rear of 137/141 London Road, Hailsham
Hailsham Town Council supports the application as it conforms to policy EN27 of the Wealden Local Plan 1998
- 227 WD/2012/0474/F – Land opposite Lion House (redundant sewerage works) Mobile Home Park, Mill Road, Hailsham
Hailsham Town Council objects to this application as the land is outside the development boundary and the application is contrary to policy DC22 of the Wealden Local Plan 1998. If Wealden District Council approve the application then the Town Council would request a condition is placed on the application to create a footpath from Lion House Park to join the existing footpath in Mill Road (which is approximately at 141 Mill Road), to ensure the safety of residents.
- 228 WD/2012/0300/RM – Land adjacent Troon Cottages, Hailsham
Hailsham Town Council would suggest that Wealden District Council enforce the restrictions they have already put on the site.
- 229 WD/2012/0345/F – 52 High Street, Hailsham
Hailsham Town Council supports this application.
- 230 WD/2012/0086/F – Maurice Thornton Playing Field, Vega Close, Hailsham
Hailsham Town Council supports this application.

There being no further business the meeting closed at 8.20 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/2012/0477/F Full
Location: 6 Beechwood Close, Hailsham
Description: A small front extension to provide ground floor bedroom and level access bathroom facilities for a wheelchair user

Application No: WD/2012/7501/T Telecommunication determination
Location: Telecommunications site, George Street, Hailsham
Description: Installation of dark green cabinet

Application No: WD/2012/0344/OE Outline – extension of time
Location: Land adjacent to Station Road and Old Swan Lane, Hailsham
Description: Extension of time of application WD/2009/0140/OE (development to provide B1 (C) business units)

Application No: WD/2011/2761/F Full
Location: 116 London Road, Hailsham
Description: Demolition of existing storage building for replacement by new “trade counter” and storage building

Application No: WD/2012/0391/F Full
Location: 16 Gilbert Way, Hailsham
Description: Conservatory, summer house and shed to rear

Application No: WD/2012/0337/RM Reserved Matters
Location: Land R/O 137/141 London Road, Hailsham
Description: Approval of reserved matters for the design, siting and external appearance of two (link detached) dwellings

Application No: WD/2012/0474/F Full
Location: Land opposite Lion House (redundant sewerage works) Mobile Home Park, Mill Lane, Hailsham
Description: Use of land for siting eleven mobile homes

Application No: WD/2012/0300/RM Reserved matters
Location: Land adjacent to Troon Cottages, Gleneagles Drive, Hailsham
Description: Landscaping and appearance

Application No: WD/2012/0345/F Full
Location: 52 High Street, Hailsham
Description: Proposed change of use from A2 to A1/A3 vintage/retro style tearoom, gift shop and boutique

Application No: WD/2012/0345/F Full
Location: Maurice Thornton Playing Field, Vega Close, Hailsham
Description: The construction of a new bespoke reinforced concrete skatepark with associated access path, street furniture, fencing and landscaping
Revised plans to show amended layout design for the proposed skatepark. Drawing number 699/111 Rev C date stamped 13.3.12. Revised design and access statement date stamped 13.3.12