

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 16th August 2011 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.

Councillor C. Triandafyllou addressed the Committee regarding the application for Haulaway Ltd. He was opposed to the application, stating that at the moment there are approximately 20-30 lorries a week entering the site and this amount could double if this application is granted. He expressed concern at the noise and environmental pollution that would possibly be created by the development.

Mrs H. Rajaratnam of Coppards, Summerhill, spoke against the application, stating that the figures in the proposal are inaccurate and false. She raised the issue of road safety on this stretch of the A22 and stated that the proposal to have a narrow turning for the lorries into Summerhill Lane was extremely dangerous. She also considered noise pollution would be a problem and advised that she would be happy to fund a noise survey if necessary.

Councillor G. Rowe also spoke against the application. He stated there had originally been a 7.5 tonne limit placed on lorries in this area and those residents who use Coldthorn Lane or Summerhill Lane to get onto the A22 will be affected by the proposal. He advised he was also concerned at the very sharp turn which would have to be negotiated by the lorries into Summerhill Lane, causing them to slow down on a road where vehicles will be travelling at speeds of 60 miles per hour. He requested the Committee ask for an extension of time on the application and suggested a public consultation be organised.

Mr Smith, the owner of the local Fishery, spoke against the Haulaway application. He advised he has owned the fishery for more than 12 years and has spent this time creating an environment for anglers and wildlife which would be lost if the proposal went ahead. He also reported he had not been made aware of the proposals until recently.

The applicant and owner of Haulaway Ltd, Mr Holloway, stated that Mr Smith had known of the proposal for 3/6 months. He advised that Haulaway Ltd had outgrown their current location on the Diplocks Industrial Estate and that he had not previously received any complaints regarding noise and dust from his yard. He also referred to having documented traffic movements.

PLAN/
11/1/62

Present

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

Councillor R. Thomas – East Sussex County Council, Officer in attendance: K. Moralee

63 **Apologies For Absence:**

Councillor B. Marlowe

64 **Declarations of Interest**

Councillors P. Holbrook declared a personal interest in WD/2011/1677/F – Plot 1, 17 The Grove, Hailsham, as he is acquainted with the owner of the property.

Councillor S. McAuliffe declared a personal interest in application WD/2011/1424/F – 16 Hawks Town Crescent and also the request for a new waste water connection at the Woodside Farm development, as he is employed by Southern Water and matters are being referred to them for comment on the Hawks Town Crescent application and they are also responsible for the work on the waste water connection.

65 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 26th July 2011 Ref: 11/1/48 – 11/1/61 was confirmed as a correct record.

66 **Matters Arising**

None were received.

67 **Haulaway Ltd, Polegate Yard, Coldthorn Lane, Hailsham – WD/662/CM**

Change of use from mortar, aggregate and concrete plant yard and depot (part B2 and B8 use) to an inert recycling operation (45,000 tonnes per annum) dry recyclables storage and skip storage area with acoustic screening bunds.

The Chairman invited East Sussex County Council Councillor Roger Thomas to speak regarding the application. Councillor Thomas agreed there were problems regarding the location of a recycling plant in this area. He highlighted the concern of waste entering into the fishery and suggested Wealden District Council and Polegate Council approach the Environment Agency to carry out some research on the water level and water tables adjacent the site, as the water level in the ponds are smaller than in previous years.

The Town Council's comments for the application are:

The Town Council does not wish to lose Haulaway as an employer, but has a number of concerns regarding the 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 bunds on all sides to help with the noise that this development will produce.

There seems to be confusion regarding the location of the site. The Town Council understands the application to be in Summerhill, although the site address states Coldthorn Lane. Although this falls in Polegate north ward, most of the lane and all of the residents affected fall in Hailsham south and west ward and only one resident received notification of this application. None of the residents of Coldthorn Lane received notification of the application. The Town Council would like clarification from East Sussex County Council as to the location.

Hailsham Town Council does not support this application.

The Chairman requested the Planning Clerk apply to East Sussex County Council for an extension of time due to the lack of public notification and to also request a site visit.

Planning Applications 11/1/67-75 (appended hereto)

Nine plans were considered.

68 WD/2011/1521/F – 10 Solent Crescent, Hailsham

Hailsham Town Council has no objections as the application complies with policies HG11 of the Non Statutory Local Plan 2005, EN27 of the Wealden Local Plan 1998 and guidance within the Wealden Design Guide 2008 chapter 10, part 9, paragraph 9.1.

69 WD/2011/1312/F – Plot 73, Woodside, Hempstead Lane, Hailsham

Hailsham Town Council has no objections as the extension conforms to policy EN27 of the Wealden Local Plan 1998, HG11 of the Non Statutory Local Plan 2005 and guidance within the Wealden Design Guide 2008, chapter 10 paragraph 5.1. However the Town Council would request a condition is placed stating that the lift remains at the property in perpetuity, for future residents who may require a lift.

70 WD/2011/1424/F – 16 Hawks Town Crescent, Hailsham

Hailsham Town Council has no objections to the application as it conforms to EN27 of the Wealden Local Plan, HG11 of the Non Statutory Local Plan 2005 and guidance within the Wealden Design Guide 2008, chapter 10 paragraphs 2.7 and 3.1. Hailsham Town Council would recommend the proposed shed has a one hour fire resistant door.

71 WD/2011/1534/MAJ – Site off Battle Road, Hailsham

The Town Council has no objections to the plot substitution, but it is noted that four extra trees are removed in the current application. If the trees have been damaged in construction then the Town Council would request that they are replaced like for like. The Town Council would also request to know whether the trees were surrounded by fencing/scaffold framework as stated in point 5.9 of the Redrow Homes Tree Assessment Report.

72 WD/2011/1677/F – Plot 1, 17 The Grove, Hailsham

Hailsham Town Council has no objections as the proposed dwelling conforms to policy EN27 of the Wealden Local Plan and policies BE1 and NE14 of the Non Statutory Wealden Local Plan 2005.

73 WD/2010/2575/F – Rear of 3 Station Road, Hailsham

Hailsham Town Council has no objections as the application conforms to policy EN27 of the Wealden Local Plan and Policy PPS4. Hailsham Town Council is pleased to see the premises put into good use.

74 WD/2011/1670/F – 88 Anglesey Avenue, Hailsham

Hailsham Town Council has no objections to the application as it conforms to policy EN27 of the Wealden Local Plan 1998 and policy HG11 of the Non Statutory Local Plan 2005.

75 WD/2011/1496/F – 143 London Road, Hailsham

Hailsham Town Council has no objections as the application complies with EN27 of the Wealden Local Plan, HG11 of the Non Statutory Wealden Local Plan 2005 and the Wealden Design Guide 2008 chapter 10 paragraphs 2.7 and 3.1.

76 WD/2011/1678/MAJ Welbury Farm, Hempstead Lane, Hailsham

Hailsham Town Council has no objections as the application complies with policies HG11 of the Non Statutory Local Plan 2005, EN27 of the Wealden Local Plan 1998 and guidance within the Wealden Design Guide 2008 chapter 10, part 9, paragraph 9.1. The Town Council however does not wish to see a precedent set in the future which allows the conversion of the conservatories into extensions.

Other Planning Matters

77 **Arboriculturist Matters**

Reduce crown of one oak within tree preservation order (Hailsham) no. 65 – 1 Turnberry Drive, Hailsham - consent granted by Wealden District Council

78 **Planning Committee South Meeting**

WD/2011/1124/MAJ - change of use (B2--C2) and refurbishment of original brewery building. Demolition of other existing buildings, re-development of site to provide a new 90 bed care home with ancillary car parking and amenity space.

Notice of meeting to be held on Thursday 18th August 2011 at 10.00 am at the Boship Farm Hotel, Lower Dicker, Nr Hailsham to discuss the application for 25 Battle Road, Hailsham

The Chairman advised she had attended a meeting with Wealden District Council regarding the proposed Care Home at 25 Battle Road and after speaking to the Case

Officer for the application, had requested that the word “public” be removed from the open space area shown on the proposals. It was confirmed this request had been agreed by the Case Officer and the applicant.

Woodside Farm development - new wastewater connection

79 The Committee agreed to the request by Southern Water to carry out the works (report attached)

There being no further business the meeting closed at 8.55 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/2011/1521/F Full
Location: 10 Solent Crescent, The Grange, Hailsham
Description: Erection of orangery on rear elevation
- Application No: WD/2011/1312/F Full
Location: Plot 73, Woodside, Hempstead Lane, Hailsham
Description: To construct a 2 storey side extension to provide through floor lift for the client's child
- Application No: WD/2011/1424/F Full
Location: 16 Hawks Town Crescent, Hailsham
Description: Single storey rear extension to consist new open plan kitchen, dining area, new utility room, shower room and garden shed
- Application No: WD/2011/1534/MAJ Major
Location: Site off Battle Road, Hailsham
Description: Construction of 24 new residential units and associated garages and infrastructure
- Application No: WD/2011/1677/F Full
Location: Plot 1, 17 The Grove, Hailsham
Description: Proposed detached dwelling
- Application No: WD/2010/2575/F Full
Location: Rear of 3 Station Road, Hailsham
Description: Change of use of two-storey ancillary building from retail storage to live/work unit. Demolition of ancillary single-storey side addition to form a new courtyard
- Application No: WD/2011/1670/F Full
Location: 88 Anglesey Avenue, Hailsham
Description: Demolition of existing garage. Proposed two storey side extension and creation of room in new roofspace with rear flat roof dormer
- Application No: WD/2011/1496/F Full
Location: 143 London Road, Hailsham
Description: Single storey rear extension to consist of new garden room and wc

Application No: WD/2011/1678/MAJ Major
Location: Welbury Farm, Hempstead Lane, Hailsham
Description: Amendments to approved layout under WD/2008/2354/MAJ involving the whole of that part of the approved development previously described as Site B, all as described within the accompanying design and access statement

Other Planning Matters

Arboriculturist Matters

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Woodside Farm development

Request by Southern Water to install a new wastewater connection on Hailsham Town Council land, adjacent the development