

# 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 17<sup>th</sup> July 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.

Ms S. Turner of 5 Bowley Road addressed the Committee on the application for 3 Bowley Road, Hailsham. She was opposed to the application, stating that the area was already over populated and this application would worsen the situation. She expressed concerned that the application could result in anti social behaviour in the area and pointed out that the residents here are mostly elderly and young families.

Mr Marples, a Planning Consultant for application WD/2012/1370/F Land adjacent to Summerhill Cottages, Summerhill Lane, Polegate, spoke in respect of the application. He advised that the local residents at "Sedges" were the only objectors to the previous application for this development and they were now in support of this application. He reported that the proposed application was on a brown field site and it would turn a disused building into a high specification family home. He stated that the applicant had now included timber cladding, as requested by the Town Council. Mr Marples advised that the site is now unsuitable for agricultural use and the only economical use for the site is residential. He reported the safety concerns had been addressed and the application had been signed off by building control.

Mr Smith of 94 Ersham Road spoke in respect of the application for Land adjacent to Sandbanks House, Ersham Road. He was opposed to the application, stating that the site is a medieval site. He also expressed concern that the pond located on the site has a rising water level and there is a danger of surface run off. The removal of this pond will therefore cause a problem. Mr Smith considered the application is out of keeping with the surrounding area and advised there are bats within the vicinity. He considered that the relevant surveys were undertaken out of season and therefore not best practice.

PLAN/  
12/3/49

### **Present**

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

Officer in attendance: K. Moralee

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### **Apologies For Absence:**

Councillor T. Williams

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### **Declarations of Interest**

Councillor W. Bentley declared a personal interest in the Grovelands School application, as he is an East Sussex County Councillor and a Cabinet Member for East Sussex County Council.

Councillor Mrs J. Bentley and W. Bentley declared a personal interest in WD/2012/1191/F, Land adjacent to Sandbanks House, Hailsham, as they live close to the development.

Councillor W. Crittenden declared a personal interest in WD/2012/1370/F - Summerhill Lane, Summerhill, Hailsham, as he is acquainted with the owner of the property.

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### **26<sup>th</sup> June 2012 Planning Meeting**

As there was not a quorum for the meeting on 26<sup>th</sup> June 2012, Councillor Crittenden and Councillor Mrs J. Cook were called in on Tuesday 11<sup>th</sup> July to comment on the application for 6 Battle Road, Hailsham, as the comments for this application was required to go to Wealden District Council before the Town Council's next planning meeting. Comments had already been received from Councillor Mrs Bentley, N. Collinson and T. Williams on the 6 Battle Road application. There was a unanimous agreement on the comments, as detailed below. The Town Council's comments on this application are:

WD/2012/1133/F – 6 Battle Road, Hailsham

Hailsham Town Council objects to the application as the access to and from the main road to the proposed dwelling is dangerous due to its proximity to Hailsham Community College and the adjacent pedestrian crossing and is therefore contrary to policy TR2 of the Non Statutory Wealden Local Plan 2005. The application is out of keeping with neighbouring properties and is therefore contrary to policy BE1 of the Non Statutory Wealden Local Plan 2005 and policy EN27 of the Wealden Local Plan 1998.

The other two applications which were on the agenda for 26<sup>th</sup> June 2012 were placed on the agenda for 17<sup>th</sup> June 2012.

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### **Confirmation of Minutes**

**RESOLVED** that the minutes of the meeting of the Planning and Development Committee held on Tuesday 12<sup>th</sup> June 2012 Ref: 12/2/31-48 was confirmed as a correct record.

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### **Matters Arising**

None were received.

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### **East Sussex County Council**

#### **Application for Grovelands School, Dunbar Drive, Hailsham Erection of perimeter security fence and gates**

Hailsham Town Council supports this application in principle, but would prefer a fence more sympathetic to the surrounding environment, with the addition of hawthorn bushes. There is nothing on the plan to show the gate leading into the Town Council's Sensory Garden. This gate must be included in the fencing and tree line. Please also ensure the trees are protected during these works. Please note the hedgerow to the south edge of the plan, adjacent the culvert, is an historic hedgerow.

#### **Planning Applications 12/3/56-67 (appended hereto)**

Twelve plans were considered.

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WD/2012/1119/F - 3 Bowley Road, Hailsham

Hailsham Town Council strongly objects to this application for the following reasons:

The application does not comply with the requirements for a house of multiple occupancy, for example the proposals show inadequate washing facilities and an unacceptable means of escape from one of the units. The design of the house and location of the property are inappropriate for this type of proposal and the application is therefore contrary to policy BE1 of the Non Statutory Wealden Local Plan 2005

The Town Council is in agreement with Sussex Police who have raised concerns that these proposals are inappropriate for a residential street

There is inadequate parking for the 19 units and this will result in an increase in on street parking

The Town Council is concerned at how vulnerable the occupants may be and whether this accommodation is suitable for their needs

57 WD/2012/1370/F - Summerhill Lane, Summerhill, Hailsham

Hailsham Town Council is in support of this development but would like to state that this does not mean the Council wishes to set a precedent to allow development outside the development framework

58 WD/2012/1191/F - Land at Sandbanks House, Ersham Road, Hailsham

Hailsham Town Council objects to the proposed application for the following reasons:

The application is over development of the site and is contrary to policy BE1 of the Non Statutory Wealden Local Plan 2005

The Town Council is concerned at the removal of the pond as this could result in drainage problems. If the application is approved, the Town Council would request the existing pond is extended to the south. This would allow the northern half to be filled whilst retaining the ability of the pond to hold a volume of water at least equivalent to the current amount. The area is a habitat for bats (local knowledge) and a bat survey in excess of extended phase 1 should be carried out prior to any tree removal to avoid the destruction of roost sites.

There is poor visibility on the access to the proposed application site and the Town Council would request the sight lines are improved

English Heritage has not been consulted on this application. This may be in breach of the applicant's legal obligations as set out in the Listed Buildings and Conservations Areas Act 1990

There is insufficient access for this development and insufficient room for a public footpath. The Town Council is concerned that there is insufficient land to build a footpath for residents to gain access to the adjacent bus stop and the visibility is also very poor for pedestrians here

The Town Council would regret any further loss of trees in this area

Councillor W. Bentley and J. Bentley Astor requested their objections to this application be recorded.

59 WD/2012/1272/F - Asda, The Quintins Centre, North Street, Hailsham

Hailsham Town Council supports this application

- 60 WD/2012/1320/F - Nightingale Place, Hailsham Road, Polegate
- Hailsham Town Council objects to the application for the following reasons:
- The application is outside the development boundary and contrary to HG12 of the Non Statutory Wealden Local Plan
- The application is located away from existing services and is therefore contrary to policy EN2 of the Wealden Local Plan 1998
- The application is out of keeping with the neighbouring properties and contrary to policy BE1 of the Non Statutory Wealden Local Plan 2005
- The access onto the main road is unsafe and therefore contrary to policies TR1, TR2 and TR5 of the Non Statutory Wealden Local Plan 2005
- 61 WD/2012/1254/F - 64 Solway, Hailsham
- Hailsham Town Council supports this application providing the extension does not create overshadowing of the neighbouring properties and the materials used match the existing
- 62 WD/2012/1297/F - Holbeach, St Wilfrid's Green, Hailsham
- Hailsham Town Council supports this application as it conforms to guidance within the Wealden Design Guide 2008 chapter 9 paragraph 9.2 and chapter 10 paragraphs 4.1 and 4.2 and policy HG11 of the Non Statutory Wealden Local Plan 2005
- 63 WD/2012/1343/O - Rear of 22-36 Mill Road, Hailsham
- Hailsham Town Council objects to the proposed application as the development will result in overlooking and have a detrimental effect on the neighbouring properties. It is therefore contrary to policy EN27 of the Wealden Local Plan 1998 and policy BE1 of the Non Statutory Wealden Local Plan 2005. The Council notes that one of the neighbours opposing this development has recently won an appeal to prevent overlooking to her property from a bungalow in which planning permission was granted at 15 The Stringwalk
- 64 WD/2012/1294/F - 4 Mountain Ash Close, Hailsham
- Hailsham Town Council supports the application
- 65 WD/2012/1232/F - Goodwin Close, Hailsham
- Hailsham Town Council objects to the proposed extension as it is contrary to policy HG11 of the Non Statutory Wealden Local Plan 2005 and guidance within the Wealden Design Guide 2008 chapter 10 paragraph 4.2 and the Council also objects to the replacement of the existing garden wall with close board fencing as it is contrary to policy EN27 of the Wealden Local Plan 1998
- 66 WD/2012/1210/F - 1 Hawkstown View, Hailsham
- Hailsham Town Council supports the application subject to the materials being used matching the existing
- Please note however that the Town Council believe there is an underground culvert adjacent the property and would therefore request the Environment Agency are consulted on the application.

67 WD/2012/1306/F - Clarence House, Ersham Road, Hailsham

Hailsham Town Council supports this application as it conforms to guidance within the Wealden Design Guide 2008 Chapter 10 paragraph 5.1 and 5.2 and policies HG11 and BE1 of the Non Statutory Wealden Local Plan 2005

**Other Planning Matters**

68 The Committee were advised that there is a mobile home situated on site at the development by Troon Cottages. It was unclear whether the mobile home had permission to be situated here and the Clerk was asked to contact the Enforcement Department at Wealden District Council.

69 The Clerk was also asked to contact Wealden District Council Arboriculturist Department to request TPO's are placed on all trees on the site at Land adjacent Sandbanks House, to protect them from any possible future development.

There being no further business the meeting closed at 9.00 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 – 4.00 pm

- Application No: WD/2012/1191/F Full  
Location: Land at Sandbanks House, Ersham Road, Hailsham  
Description: Demolition of existing outbuildings and sheds. residential development within the curtilage of a listed dwelling comprising 3 no. new 4 bedroom houses
- Application No: WD/2012/1272/F Full  
Location: Asda, The Quintins Centre, North Street, Hailsham  
Description: Provision of new lean to store room (attached to warehouse). New roof plant with kee klamp protection. 4 no. new trolley shelters and 1 no. smoking shelter. Dropped crossing to the car park access road. Minor amendments to car park layout
- Application No: WD/2012/1320/MAJ Major application  
Location: Nightingale Place, Hailsham Road, Polegate  
Description: Nightingale Place new day care hub and residential care resource centre
- Application No: WD/2012/1254/F Full  
Location: 64 Solway, Hailsham  
Description: Proposed two storey extension to the side of the existing dwelling
- Application No: WD/2012/1119/F Full  
Location: 3 Bowley Road, Hailsham  
Description: Change of use from residential care home to house of multiple occupation, including infilling rear courtyard with new flat roof
- Application No: WD/2012/1297/F Full  
Location: Holbeach, St Wilfrid's Green, Hailsham  
Description: Single storey rear extension and replace existing conservatory
- Application No: WD/2012/1343/O Outline  
Location: Rear of 22-36 Mill Road, Hailsham  
Description: Proposed residential development of 2 pairs of semi detached dwellings
- Application No: WD/2012/1370/F Full  
Location: Summerhill Lane, Summerhill, Hailsham  
Description: Conversion of disused barns to single dwelling
- Application No: WD/2012/1294/F Full  
Location: 4 Mountain Ash Close, Hailsham  
Description: To alter the front access, with a level access landing platform adjacent to the front door, with all the steps removed and replaced with a step lift incorporated into the path

Application No: WD/2012/1232/F Full  
Location: 2 Goodwin Close, Hailsham  
Description: Single storey extension to side/ rear elevation and replace existing garden wall with close board fence

Application No: WD/2012/1210/F Full  
Location: 1 Hawkstown View, Hailsham  
Description: Two storey side extension to consist new home office and 2 additional bedrooms at first floor level

Application No: WD/2012/1306/F Full  
Location: Clarence House, Ersham Road, Hailsham  
Description: Proposed two storey side extension and conversion of garage to home office