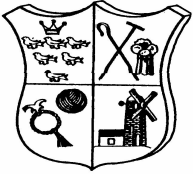


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 19th September 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.

None were present

PLAN/
12/5/

Present

Councillors: J. Bentley Astor, Mrs S. J. Bentley (Chairman), Mrs J. Cook and P. Holbrook, S. McAuliffe

Officer in attendance: K. Moralee

Apologies For Absence:

Councillor N. Collinson

Declarations of Interest

Councillor S. McAuliffe declared a personal interest in applications WD/2012/1451/RM and WD/2012/1614//MAJ as he is an employee of Southern Water who are being consulted in these applications.

Councillor P. Holbrook declared a personal interest in application WD/2012/1451/RM as his daughter lives near the proposed development

Confirmation of Minutes

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 28th August 2012 Ref: 12/ / was confirmed as a correct record.

Matters Arising

None were received.

Planning Applications 12/3/ (appended hereto)

..... plans were considered.

WD/2012/1614/MAJ – Land north of Battle Crescent, Hailsham

Hailsham Town Council strongly objects to the proposed development for the following reasons:

Legal Constraints:

The land identified is subject to an agricultural tie. This land has been used for agricultural purposes by the current owners within the past 5/6 years and therefore the land cannot be developed at the present time.

Ecological Omissions:

It is established that the field marked for development is a foraging site for the badgers occupying the known sett adjacent to the site. The 2009 survey commissioned by Hill Reed states that further surveys should be undertaken if works do not commence within 12 months of the report issue date. As this field in particular is highlighted in the report, it is felt that the 12 month clause applies to this specific area and not the initial development commencement date. Therefore, a resurvey for current badger activity should be carried out. The results of this survey should be fully incorporated into a mitigation and management plan. As identified in the submitted Wildlife Strategy document (see condition 8 of the strategy) the original planning permission requires consideration of protected species. There is no mention of badger impact mitigation or provision of historic use areas in the proposals other than reference to a report being published for this element alongside the Ecological Design Guide; no such report or design guide has been noted to date in the submitted plans.

In the original planning application the ecological survey area did not include areas identified in the current phase of development and resurvey therefore needs to be undertaken.

The proposed plan shows the removal of an ancient hedge. This hedge fulfils the criteria for being considered 'important' under the Hedgerow Regulations 1997. There is thus a need for permission to be sought before removal through the submission of a Hedgerow Removal Notice. Hailsham Town Council seeks confirmation from Wealden District Council that a notice has been submitted by the developer and confirmation that Wealden District Council assessed the request, issued a decision and what the decision was.

Drainage sustainability:

The Town Council is concerned that the planned surface water drainage will not be sufficient as the excess water will no longer be taken by the current storm drains if the proposed development is granted.

Waste Management:

There is no mention of the cesspit (and therefore potentially hazardous/contaminated land) that is on this site and any provisions for assessment and/or disposal of this.

Privacy:

The submitted plans do accurately reflect the geomorphology of the site and the proposed 3 storey buildings will, as a result, cause a loss of privacy and over shadowing to some neighbouring properties.

The Town Council would ask Wealden District Council to ensure that all legal requirements have been fulfilled, that construction industry best practice in relation to environmental constraints are fully adhered to, that the recommendations of developers' own reports are followed through.

We ask that Wealden District Council obey the law of the land and refuse this phase of the development for the above reasons.

The Town Council supports this application and is pleased to note the developer has consulted with neighbouring residents to address any concerns over the application

WD/2012/1811/F – Finnoula, Western Road, Hailsham

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

- i) The Town Council objects to access onto Gleneagles Drive and would request access remains onto Western Road
- ii) the application is contrary to ESCC Highways traffic calming scheme which is directly outside the proposed access
- iii) the Town Council believes the applicant would require permission from Redrow Homes and ESCC Highways for the crossover
- iv) Hailsham Town Council would request the Wealden Enforcement Department investigate whether the applicant had permission to remove the tree line and erect the fence. Hailsham Town Council wish to question the position of the fence which abuts onto the footpath
- v) The Town Council requested in the last comments for this application that Wealden District Council places a TPO on the oak tree. Could Wealden Council confirm whether this has been put in place

The Town Council has been informed by the Gleneagles Residents Association that there is no planning notice at the property. Could Wealden District Council please advise why there is no notice

Members voted on the application – 4 against, 1 in favour and 1 abstention

WD/2012/1746/F – 19 Carpenters Way, Hailsham

Hailsham Town Council supports this application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 9.1 and 9.2

WD/2012/1550/F – Nutberry Ltd, 12 Apex Way, Hailsham

Hailsham Town Council supports this application

WD/2012/1713/F – Tesco Store, North Street, Hailsham

Hailsham Town Council supports this application

WD/2012/1723/F – 97 Lansdowne Drive, Hailsham

Hailsham Town Council supports this application as it conforms to policy HG11 of the Non Statutory Wealden Local Plan 1998

WD/2012/1410/F – 32 Ingrams Way, Hailsham

Hailsham Town Council supports this application as it conforms to policy EN27 of the Wealden Local Plan 1998 and policy BE1 of the Non Statutory Wealden Local Plan 2005

There being no further business the meeting closed at 8.50 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/2012/1191/F Full
Location: Land at Sandbanks House, Ersham Road, Hailsham
Description: Demolition of existing outbuildings and sheds. Residential development within curtilage of a listed dwelling comprising 3 no. new 4 bedroom houses
Additional information and revised technical layout drawing received, drawing no. 238 03 rev P2. Date stamped 01/08/2012
- Application No: WD/2012/1586/F Full
Location: Land West of Goodwin Close, Hailsham
Description: Erection of 9 dwellings together with access and parking
- Application No: WD/2012/1318/FR Full Retrospective
Location: The Terminus, Station Road, Hailsham
Description: Change of use of ground floor to showroom and subdivision and extension of existing first floor flat to give 4no. flats. New rear extension to existing unit for showroom at ground floor and residential on first floor. Relocation of existing external retaining wall
- Application No: WD/2012/1583/F Full
Location: 40 Anglesey Avenue, Hailsham
Description: Erection of two storey dwelling
- Application No: WD/2012/1581/PO Public Obligation
Location: Land behind Coopers Way, Hailsham
Description: Release of small piece of land allocated for amenity land for use by statutory undertaker
- Application No: WD/2012/1602/F Full
Location: 28 Ersham Road, Hailsham
Description: Conversion of existing dwelling into two self contained flats
- Application No: WD/2012/1026/F Full
Location: Oakley, Hawkswood Road, Hailsham
Description: Rear extension and loft conversion to include new velux windows and dormers.
- Application No: WD/2012/0837/F Full
Location: Hailsham Health Centre, Vicarage Fields, Hailsham
Description: Proposed replacement pvcu windows to the ground floor family health clinic room
- Application No: WD/2012/1685/F Full
Location: 4 Honeysuckle Close, Hailsham
Description: Proposed extension to form garage with balcony over, replacement windows and infill of existing covered porch area.

Application No: WD/2012/1696/O Outline
Location: 23 Bellbanks Road, Hailsham
Description: Demolition of existing house and garage and erection of a terrace of 4 no. cottages, bungalow, parking and landscaping.

Application No: WD/2012/1690/F Full
Location: 55 Harebeating Crescent, Hailsham
Description: Front porch, loft conversion and raised parking area

Application No: WD/2012/1511/F Full
Location: 5 Garfield Road, Hailsham
Description: Replacement double garage

Other Planning Matters

Application for Tourist Direction Signs

To consider an application to East Sussex County Council by Hillier Garden Centres for brown Tourist Direction Signs to be erected for the centre on the B2104 Hailsham Road, Westham.

Private direction signs to Swan Barn Business Centre

To consider an application to East Sussex County Council by Swan Barn Business Centre for a direction sign to be placed opposite the Business Centre

Draft Community Infrastructure Levy – consultation period 13th August to 21st September 2012

To note the draft Community Infrastructure Levy