

PLANNING CONSULTATIVE PANEL

REPORT (Minutes) of the Planning Consultative Panel relating to the inspection of planning applications and other planning related matters, held at the Fleur de Lys Council Chambers, Market Square, Hailsham on Thursday 20th January 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 Panel or ask questions (on matters relevant to the responsibilities under direction of this Panel) at the invitation and discretion of the presiding Chairman.

Mr P. West-Kelsey spoke in respect of application WD/2010/2888/F – 137 South Road, Hailsham. He objected to the application, stating that the original three bungalows on this site had grown considerably in size over the years and was particularly concerned at the proposed development on the north eastern boundary. In his opinion this was over development. He also expressed concern at how the building materials were going to be transported to the site and stated that the footpath which is likely to be used by the lorries is not adequate enough.

PLAN/
10/3/156

Present

Councillors: Mrs S. Cottingham, W. Crittenden (Chairman), J. Hulbert, Mrs C. Kempe, B. Marlowe, J. Puttuck
Officer in attendance: K. Moralee

157 **Apologies For Absence:**

Councillor R. E. C. Burnett and Mrs S. Henstock

158 **Declarations of Interest**

Councillor J Puttuck declared a personal interest in WD/2010/2888/F – 137 South Road, Hailsham, as he is acquainted with the architect for the proposed development

Councillor Mrs C. Kempe declared a personal interest in WD/2010/2796/F – 13 Anglesey Avenue, Hailsham, as she is acquainted with the applicants.

159 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning Consultative Panel held on Thursday 6th January 2011 Ref: 10/3/148-155 was confirmed as a correct record.

160 **Matters Arising**

Mrs C. Kempe advised that she had emailed her approval of the application WD/2010/2644/F - St Annes, Vicarage Lane, Hailsham, but agreed with the Planning Panel's comments regarding the pedestrian access.

The Committee Clerk confirmed that she had contacted the Case Officer for this application and had requested a copy of the plan of the pedestrian access to be forwarded to the Town Council as soon as it was available. Councillor J. Puttuck considered that a key pad or a swipe card would be the best solution for the pedestrian access.

161 **Planning Applications 10/3/161- 164 (appended hereto)**

Five plans were considered. There were no objections to: WD/2010/2796/F and WD/2010/0915/LBR

162 WD/2010/2888/F – 137 South Road, Hailsham

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

- i) This Council is concerned at how the building materials will be transported to the site as the footpath is not suitable for vehicular access for lorries. This Council would be against the use of the footpath for this purpose. The Town Council has not received a design and access statement for the application and would request that a copy is forwarded as soon as possible
- ii) The Town Council is concerned at the size of the application and considers it to be an overdevelopment of the site
- iii) There are insufficient parking facilities on the proposed plan. The parking at the current development is already over capacitated so the parking provision will be stretched with any further development

163 WD/2010/2681/MAJ – Nightingale Place, Hailsham Road, Polegate

The Town Council wish to add one comment to the list of draft conditions:

The Town Council would request that the sewer foul drainage is to the satisfaction of the planning authority

164 WD/2010/2831/MRM – Land between Arlington Road East, South Road and A22, Hailsham

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

- i) the allocated area is for seventy dwellings in the Non Statutory Plan. The Council notes that the application does not cover the whole of the allocated area. This Council raises serious concerns that there will be subsequent application for these areas and we would request that a 106 agreement is put in place on the area of land at the rear of the development adjacent the A22, to ensure that this open space remains a public open space. The Town Council would be prepared to take over responsibility of this area, subject to full Town Council agreement and the provision of a commuted sum
- ii) The layout is too cramped and is not sympathetic to adjoining properties and needs to be moved away from existing dwellings. The development has been increased from two storey to three storey. This will result in a loss of privacy to existing dwellings
- iii) this Council notes that the current drainage goes into a 900 mm pipe, then into a 750 mm pipe and then reduces further to a 300mm pipe. It is noted that there has been flooding along South Road due to the insufficient existing drainage

and the proposed development will exacerbate this problem further

- iv) there is inadequate infrastructure for bus provision
- v) the sewerage treatment plant at Hailsham South is already overloaded and is unable to cope with extra capacity
- vi) the development as proposed is unsympathetic to the listed buildings adjacent to the site and is contrary to the policies laid down in the Non Statutory Plan
- vii) the proposed development contravenes the inspectors report, for example the appeal states "at least a 5 metre buffer strip is to be left between the development and the wetland habitats identified on site". As the trees have been removed there is now no buffer strip. The buffer strip needs to be reinstated. The development also appears to be a segregated development rather than an integrated "pepper potted" one, as stated in the inspectors report
- viii) there is loss of privacy to some adjacent dwellings
- ix) the land adjacent to the paddocks is land locked by this application and could be used as a ransom for any future development
- x) without improvement, the junction with Arlington Road East and South Road is inadequate to take the extra traffic from this development

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Other Planning Matters

Notice of Appeal

Item as appended hereto (PLAN/10/3/165) were noted

There being no further business the meeting closed at 8.35 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/2010/2888/F Full
Location: 137 South Road, Hailsham
Description: Part single part two storey extension to front, first floor extension to front, first floor extension to front, part first floor part two storey extension to side and first floor rear extension

Application No: WD/2010/2796/F Full
Location: 13 Anglesey Avenue, Hailsham
Description: Single storey side extension

Application No: WD/2009/2681/MAJ Major application
Location: Nightingale Place, Hailsham Road, Polegate
Description: To consider a list of draft conditions by Wealden District Council officers

Application No: WD/2010/2831/MRM Major Application – reserved matters
Location: Land between Arlington Road East, South Road and A22, Hailsham
Description: Site landscaping, site appearance, site layout and scale

Application No: WD/2010/0915/LBR Listed building consent – retrospective application
Location: 3 George Street, Hailsham
Description: Minor internal alterations to toilets and to replace bar. External works of repair and redecoration.

Other Planning Matters

Appeal Decision

WD/2010/0310/F - Land adjacent to Finnoula, Western Road, Hailsham - the appeal was dismissed