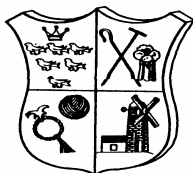


HAILSHAM TOWN COUNCIL

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 September 2016 at 6.30 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/16/4xx
x/101

Present

Councillors: Mrs B. Beckett, Mrs M. Burt, P. Holbrook, G. Moore, C. Tasane, J. Puttick (Vice Chairman), M. Pinkney (substituting for A. O'Rawe), A. Willis (Chairman)

Officers in attendance: K. Giddings

102

Apologies For Absence:

Councillors Ms A. O'Rawe

103

Declarations of Interest

Councillor G. Moore declared a prejudicial interest in applications WD/2016/2021/F, WD/2016/1975/F, WD/2016/2146/PO, as he is the Agent for the planning applications and left the meeting room when the applications were discussed

Councillor P. Holbrook declared a personal interest in application WD/2016/2146/PO as he is acquainted with the applicant, and left the room when the application was discussed

Councillor A. Willis declared a personal interest in application WD/2016/1975/F as he is acquainted with the applicant

104

Confirmation of Minutes

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 23 August 2016 (16/4xx/76-100) were confirmed as a correct record.

105

Matters arising

None were received

106 **Planning Applications 16/4xxx/106-119 (appended hereto)**

Councillor G. Moore left the meeting room at 6.35 pm

WD/2016/2021/F – 39 Summerfields Avenue, Hailsham

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

- i) The proposed application is over development of the site
- ii) there is lack of parking on the site
- iii) the dwellings are forward of the building line
- iv) the development will create a reduction in the sight line for drivers
- v) the entry and exit from Summerfields Avenue will cause further traffic movement on this road, which is already overloaded with traffic

The application is therefore contrary to policy SPO13 of the Core Strategy Local Plan 2013 and contrary to saved policy EN27 of the Wealden Local Plan 1998

The Town Council notes the lack of East Sussex Highways comments on the application and would request their views on this application.

Councillor C. Tasane abstained from voting on this application

107 WD/2016/1975/F – 16 Bowley Road, Hailsham

Hailsham Town Council strongly objects to the application on the grounds of neighbourliness, as it will have a serious detrimental effect on the neighbouring properties due to the additional traffic in The Haven, which is a quiet Cul-de-sac and not suitable for access here. There is no adequate turning space on the application and the proposed dwelling is out of keeping with the area. The proposed dwelling will also cause overlooking to the neighbouring properties. The application is therefore contrary to policy SPO13 of the Core Strategy Local Plan 2013 and contrary to saved policy EN27 of the Wealden Local Plan 1998

The Town Council is concerned that if this application is granted it will set a dangerous precedent for other properties here and have a detrimental impact on the residents of both Bowley Road and The Haven.

Councillor P. Holbrook left the meeting at 7.05 pm

108 WD/2016/2146/PO – Amberstone Nursery, Amberstone, Hailsham

No objections providing a proportionate commuted sum is paid

Councillor P. Holbrook and Councillor G. Moore returned to the meeting at 7.10 pm.

109 WD/2016/1978/AI – 8a, 8b, 8c George Street, Hailsham

Hailsham Town Council supports the application providing the illuminated sign is not internally illuminated, with downlighting only

110 WD/2016/2013/F – Land adjacent Finnoula, Western Road, Hailsham

Due to an oversight on the agenda, this item was deferred to a further meeting

- 111 WD/2016/1973/F – 22-24 High Street, Hailsham
Hailsham Town Council supports the application
- 112 WD/2016/1960/F – Hailsham Free Church, Western Road, Hailsham
Hailsham Town Council supports the application
- 113 WD/2016/2095/F – 18 The Mount, Hailsham
Hailsham Town Council would request that the roof plane is the same as the existing house
- 114 WD/2016/1966/FA – Tesco Stores, North Street, Hailsham
Hailsham Town Council strongly objects to the variation of condition 49, for the following reasons:
- i) any restrictions on the parking hours will prevent customers shopping elsewhere in the Town and this will have a detrimental impact on the economic viability of the Town Centre
 - ii) a restriction on the hours of parking will put other car parks in the Town under pressure
- 115 WD/2016/1656/FR- Land off Lindfield Drive, Hailsham
Hailsham Town Council objects to the application as it is a visual intrusion on the setting of the associated dwellings. The Town Council would request that the car port is removed until such time that permission is agreed and given by the owners of what is private land.
- 116 WD/2016/0087/F- 1 Hamlins Park Close, Hailsham
Hailsham Town Council supports the application
- 117 WD/2016/2126/F - 32 Sandbanks Close, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2
- 118 WD/2016/2119/F – Belle Vue, Old Road, Magham Down, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 8.2 and 8.3 and saved policy HG10 of the Wealden Local Plan 1998
- 119 WD/779/CM – Ripleys and Co, Apex Way, Diplocks Industrial Estate, Hailsham
Hailsham Town Council supports the application

120 **Other planning Matters**

Confidential Business

RESOLVED that due to the special and confidential nature of the business about to be transacted, and possible disclosure of personal or legal information not in the public interest at the present time, the following items of business be transacted

following the temporary exclusion of members of the Public and Press, in accordance with the Council's Standing Orders No. 1E. The reason for exclusion is:

(b) terms of tenders, and proposals, and counter-proposals in negotiations for contracts

Valuation Report for Council owned land

To discuss the valuation report on Council owned land

The Committee Clerk advised that one further quotation was still to be received and members agreed to consider matters further once this quotation had been considered

There being no further business the meeting closed at 8.10 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No:	WD/2016/1978/AI	Illuminated Advertisement
Location:	8a, 8b, 8c George Street, Hailsham	
Description:	One large fascia sign, one small fascia sign	
Application No:	WD/2016/2021/F	Full
Location:	39 Summerfields Avenue, Hailsham	
Description:	Erection of two, two bedroom flats within curtilage	
Application No:	WD/2016/2013/F	Full
Location:	Land adjacent Finnoula, Western road, Hailsham	
Description:	Construction of detached dwelling and vehicular access	
Application No:	WD/2016/1975/F	Full
Location:	16 Bowley Road, Hailsham	
Description:	Erection of 3 bedroom house to the rear of and within the domestic curtilage of 16 Bowley Road	
Application No:	WD/2016/1973/F	Full
Location:	22-24 High Street, Hailsham	
Description:	Change of use of ground floor from A1 to A3, conversion of first floor to residential	
Application No:	WD/2016/1960/F	Full
Location:	Hailsham Free Church, Western Road, Hailsham	
Description:	Existing corrugated metal shed to be removed and replaced with a structure of brick/block cavity walls with a GRP covered flat roof. New building to match dimensions of existing	
Application No:	WD/2016/2095/F	Full
Location:	18 The Mount, Hailsham	
Description:	Two storey side extension (ground floor to provide granny annexe)	
Application No:	WD/2016/1966/FA	Full – non compliance of condition
Location:	Tesco Stores Ltd, North Street, Hailsham	
Description:	Demolition of existing buildings and erection of retail store class A1, three associated independent retail units (A1) with associated car parking, landscaping and highways works, including new access from North Street	
Application No:	WD/2016/1656/FR	Full - Retrospective
Location:	Land off Lindfield Drive, Hailsham	
Description:	Car Port for two cars	

Application No: WD/2016/0087/FR Full - Retrospective
 Location: 1 Hamlins Park Close, Hailsham
 Description: Retrospective application for extension to residential curtilage and to move fence line away from path from front of house to rear house (fence being 1.95M high and gates being 1.8M high).

Application No: WD/2016/2126/F Full
 Location: 32 Sandbanks Close, Hailsham
 Description: Single storey rear extension

Application No: WD/2016/2119/F Full
 Location: Belle Vue, Old Road, Magham Down, Hailsham
 Description: Erection of detached double garage, and conversion of detached double garage, first floor extension over garage together with associated works.

Application No: WD/2016/ Planning Obligation
 Location: Amberstone Nursery, Amberstone, Hailsham
 Description: Planning Obligation associated with WD/2014/1087/MEA dated 16/10/14, relating to the delivery of affordable housing and other contributions.

Application No: WD/779/CM Development Management Procedure
 Location: Ripleys & Co, Apex Way, Diplocks Industrial Estate, Hailsham
 Description: Demolition of vehicle depollution building and repositioning of replacement building to the north of the site.