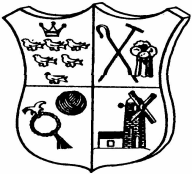


HAILSHAM TOWN COUNCIL

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 14th March 2017 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

PLAN/16/6x/
242

Mr S. Cross of Fairmead, Marshfoot Lane, advised he was strongly opposed to the proposed development at the Old Marshfoot Farm site and expressed concern at the chaos and pollution that would be caused by the development. He referred to a document provided by Wealden District Council in relation to a development in this area, which stated “the proximity of the site to the exceptional quality of the Pevensy Levels is a concern and the impact that development on this site could do to the hydrological regime, ecological value and conservation objectives for the Levels”. The document also stated “construction activities could result in potentially polluting discharges through accidental discharge of contaminants associated with heavy machinery, site preparation and construction works could alter the local drainage characteristics of the site” Mr Cross considered that the visual amenity will be destroyed with this development and also referred to the proposed cess pit stating that this type of treatment of water releases more nitrogen and that the impact of the development would damage the hydrological regime.

Mr R. Beer of 89a Marshfoot Lane agreed with Mr Cross’s comments and showed the Planning Committee pictures of Marshfoot Lane taken the previous Sunday, showing a large amount of cars parked on the Lane. He expressed concern over the impact a development would have on the traffic, creating more congestion in the area and in the Town.

Councillor G. De Jongh of 43 Hawks Wood Drive referred to the reserved matters application for Land East of Park Road and South of New Road, Hellingly. He advised that the new plans for this site create a huge loss of privacy and that the developers had reneged on promises for a buffer zone and planting of new trees.

Mr S. Porritt was opposed to the development at Land at Old Marshfoot Farm and stated that the Environment Agency has not granted a licence for the proposed development.

Ms Spellman of Marshfoot Lane also opposed the development, and expressed concern over traffic and was greatly concerned that there would be a fatality in Marshfoot Lane, if the development was approved, due to the extra traffic which would be generated here.

Mrs L. Sparks of 91 Marshfoot Lane was also in opposition to the development and stated that the Pevensy Levels must be protected. She advised that since the recent development at Mabel Way, noise pollution had increased already at Marshfoot Lane as well as an increase in traffic. She referred to Barn Owls that live in the location, using a flight path between the farms, which will be lost if the development goes ahead.

Councillor A. O’Rawe left the meeting at 7.25 pm

243 **Present**

Councillors: Mrs B. Beckett , P. Holbrook, Glenn Moore, Graham Moore, Ms A. O’Rawe, J. Puttick (Chairman) C. Tasane, A. Willis (Chairman)

Officers in attendance: K. Giddings

244 **Apologies For Absence:**

Councillor Mrs M. Burt

245 **Declarations of Interest**

None were received

246 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 21st February 2017 (16/6/231-241) were confirmed as a correct record.

247 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 21st February 2017**

Members were advised that Wealden District Council had approved the applications for Land at Ropemaker Park, 21 Vicarage Field, the extension at St Anne’s in Vicarage Lane and had refused the application for 1 Thatch Cottages, Hempsted Lane and 43 Harebeating Crescent.

Planning Applications 16/6x/248-256 (appended hereto)

248 WD/2017/0458/MAO – Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham

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

- i) There is an absence of a Full Transport Assessment, a detailed Environmental Impact Assessment and a Hydrology Assessment
- ii) Marshfoot Lane is not suitable to take the extra traffic that the development will generate. It is also unsuitable for the commercial traffic that will need access to the site
- iii) Wealden District Council’s draft Local Plan allocates a total of 258 dwellings for this area and the proposed application is for up to 300 dwellings
- iv) The Town Council understands that the ownership of Marshfoot Lane is in dispute- have the appropriate notices been served on the owners of the proposed access to this site?
- v) All the surrounding schools are full, therefore children on the new estate would have to be driven further afield to school, creating further traffic congestion in the area
- vi) The proposed development will create light pollution on the Levels and noise pollution for residents
- vii) An Ecology Impact Assessment has not been undertaken in relation to the effect this development will have on the Pevensy Levels. This area is not suitable for such a development and the application is therefore contrary to

the National Planning Policy Framework chapter 9 paragraph 109, saved policy EN15 of the Wealden Local Plan 1998, Policy SWGA 7 of the draft Wealden Local Plan, and Policy SPO13 of the Core Strategy Local Plan 2015

In whatever context the proposal is viewed it cannot be assessed as a sustainable development

249

WD/2017/0352/MRM – Land East of Park Road and South of New Road, Hellingly

Hailsham Town Council objects to the application and would suggest the following:

- i) The Town Council would prefer a better distribution of affordable housing, in line with Government guidelines, the affordable housing should be pepper potted, preferably with a ratio of 6-10 affordable dwellings, so the overall development is inclusive, rather than segregated
- ii) The Town Council would request that the 35% affordable housing is protected in the Section 106 agreement
- iii) A number of the dwellings overlook existing properties. The muted buffer zone does not appear in this application and should be enhanced in order to take into account the historic flooding problems and to alleviate the overlooking of the existing properties

250

WD/2017/0443/F – Land to the East of Battle Road, Hailsham

Hailsham Town Council objects to the application as it is overdevelopment of the site and will exacerbate traffic movement to the rest of the site. The application is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998.

251

WD/2017/0312/F – Hailsham Bowling Club, Vicarage Field, Hailsham

Hailsham Town Council supports the application

252

WD/2017/0367/F – 42 Quinnell Drive, 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 and saved policy HG10 of the Wealden Local Plan 1998

253

WD/2017/0253/F – 126 Harebeating Drive, 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 and saved policy HG10 of the Wealden Local Plan 1998

254

WD/2017/0198/F – Land adjacent to 14 Portland Close, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy EN27 of the Wealden Local Plan 1998

4 members were in favour with 3 abstentions.

Councillor C. Tasane, J. Puttick and A. Willis all abstained from voting

255

WD/2017/0264/F – 10 Tilehurst Drive, Hailsham

Hailsham Town Council supports the application as it conforms to guidance in the Wealden Design Guide 2008 chapter 10 paragraphs 4.1, 4.2, 5.1, 5.2 and 6.1 and saved policy HG10 of the Wealden Local Plan 1998

256

WD/2017/0255/F – 22 Hawkstown Gardens, Hailsham

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

Councillor G. Moore abstained from voting on the application

There being no further business the meeting closed at 8.15 pm Global/Minutes & Agendas/Planning

Planning Applications

- Application No: WD/2017/0458/MAO Major application – outline
Location: Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham,
Description: Outline planning application (including details of access) for development of up to 300 residential units (including 35% affordable), together with associated open space, play areas, landscaping, a wastewater package treatment works, internal roads and parking, and provision of new vehicular access from Marshfoot Lane
- Application No: WD/2017/0255/F Major application – reserved matters
Location: Land East of Park Road and South of New Road, Hellingly
Description: Reserved matters pursuant to outline permission WD/2013/0637/mea (residential development, a new primary school, up to 300 sq.m. of retail floorspace, employment provision (business), informal open space, new allotments and landscaped areas together with new accesses, highway works (including new link road between park road and new road), other related infrastructure and associated works including demolition of existing buildings and structures)
- Application No: WD/2017/0443/F Full
Location: Land to the East of Battle Road, Hailsham (Williams Mews), Amberstone, Hailsham
Description: Erection of one bed bungalow
- Application No: WD/2017/0312/F Full
Location: Hailsham Bowling Club, Vicarage Lane, Hailsham
Description: New clubhouse for Bowling Club to replace existing
- Application No: WD/2017/0367/F Full
Location: 42 Quinnell Drive, Hailsham
Description: Single storey rear and side extension
- Application No: WD/2017/0253/F Full
Location: 126 Harebeating Drive, Hailsham
Description: Small single storey side extension
- Application No: WD/2017/0198/F Full
Location: Land adjacent to 14 Portland Close, Hailsham
Description: New 4 bedroom dwelling
- Application No: WD/2017/0264/F Full
Location: 10 Tilehurst Drive, Hailsham
Description: Double storey side extension with front porch and single storey rear extension
- Application No: WD/2017/0255/#F Full
Location: 22 Hawkstow Gardens, Hailsham
Description: UPVc conservatory to side elevation