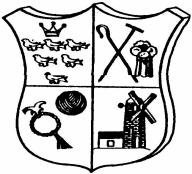


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 25th April 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

Mr Crisp of Southerden Close spoke in respect of the change of use for application WD/2017/0518/F, Southerden House, Market Street. He objected to the change of use to a nursery due to concerns over parking implications in the vicinity and in Southerden Close, which only has one exit and one entry to the Close. He explained the history of the site to the Committee; the building had previously been occupied by the electrical contactors GM Monks, who had parked a large number of vehicles in the area and often loaded and unloaded in Southerden Close. He requested the Committee ask for further information on the traffic movements which will be created by the nursery.

Councillor F. Berry also addressed the Committee in relation to the change of use application for Southerden House. He considered the traffic situation to be the main problem. Councillor Berry advised members that the nursery is currently located in the Baptist Church and many parents already park in Southerden Close when dropping their children at the nursery.

PLAN/16/7/
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Present

Councillor J. Puttick acted as Chairman as Councillor A. Willis arrived later on in the meeting

Councillors: Mrs B. Beckett , Mrs M. Burt, P. Holbrook, Glenn Moore, Graham Moore, Ms A. O'Rawe, J. Puttick (Chairman), A. Willis

Officers in attendance: K. Giddings

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Apologies For Absence:

Councillor C. Tasane

275

Declarations of Interest

Councillor Glenn Moore declared a prejudicial interest in applications WD/2017/0572, WD/2017/0573 (22-24 High Street), WD/2017/0518, WD/2017/0519 (Southerden House, Market Street), WD/2017/0767 (16 Bowley Road) and WD/2017/0768 (39 Summerfields Avenue) as he is the agent for the applications, and left the room when discussions took place on these applications.

Councillor P. Holbrook declared a prejudicial interest in application WD/2017/0599/O

(167 South Road) as he has quoted for work in relation to the application and left the room when discussions took place on the application. He also declared a personal interest in application WD/2017/0573 and 0572 (22-24 High Street) as he has carried out previous work for the applicant.

Councillor A. Willis declared a personal interest in application WD/2017/0573 and 0572 (22-24 High Street) as he is acquainted with the applicant

276 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 4th April 2017 (16/7/257-272) were amended and confirmed as a correct record.

277 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 4th April 2017**

Members were notified of an appeal for application WD/2016/1880 – erection of one dwelling at land to east of Battle Road

Planning Applications 16/7/273-290 (appended hereto)

278 Councillor Glenn Moore left the meeting room at 6.50 pm

WD/2017/0518/F Southerden House, Market Street, Hailsham

Hailsham Town Council objects to the change of use. The Town Council is concerned over parking in this area and requests that a full traffic survey is carried out on the application. The Town Council also request comments from the East Sussex Council Highways department on the application.

If the change of use is permitted, the Town Council would like to know what extra precautions will be taken in this building where children will be accommodated.

Have the local resident's views been taken into account for the change of use?

Councillor A. Willis arrived at 7.05 pm

279 WD/2017/0519/LB Southerden House, Market Street, Hailsham

Hailsham Town Council objects to the change of use. The Town Council is concerned over parking in this area and requests that a full traffic survey is carried out on the application. The Town Council also request comments from the East Sussex Council Highways department on the application.

If the change of use is permitted, the Town Council would like to know what extra precautions will be taken in this building where children will be accommodated.

Have the local resident's views been taken into account for the change of use?

Councillor G. Moore returned to the meeting at 7.06 pm

280 WD/2017/0655/FA - Tesco Stores Limited, North Street, Hailsham

Hailsham Town Council supports the application

281 WD/2017/0697/MRM - Land East of Park Road and South of New Road, Hailsham

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
- iv) The Town Council would like to know how the surface water is to be disposed of
- v) The Town Council requests a proper management plan for the wildlife corridors
- vi) The Town Council is concerned over the suitability of the emergency vehicle access to the site

282 WD/2017/0668/F - 2 Lundy Walk, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 5.1, 5.2, 6.1 and 6.2

283 WD/2017/0796/F - 31 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 and saved policy HG10 of the Wealden Local Plan 1998

284 WD/2017/0653/FA - Downcroft Nursery, Squab Lane, Magham Down, Hailsham

Hailsham Town Council supports the application

Councillors Mrs A. O'Rawe, J. Puttick and Mrs M. Burt objected to the application

285 Councillor P. Holbrook left the meeting at 7.35 pm

WD/2017/0599/O - 167 South Road, Hailsham

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

- i) the application is a cramped form of development and is therefore contrary to Policy SPO13 of the Core Strategy Local Plan 2015 and saved policy EN27 of the Wealden Local Plan 1998
- ii) there is no facility to enter and exit the proposed development in a forward gear
- iii) it has not been demonstrated that the proposed development has the required visibility splays

Councillor P. Holbrook returned to the meeting at 7.41 pm

286 WD/2017/0335/F - 97 Ingrams Way, Hailsham

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

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

- i) the fence is out of character and in breach of property covenants
- ii) no fence in excess of one metre high should be erected on an elevation facing the highway
- iii) the fence is detrimental to highway safety as it will restrict highway sight lines

Councillor G. Moore left the meeting at 7.50 pm

287 WD/2017/0572/F - 22-24 High Street, Hailsham

Hailsham Town Council objects to the proposed extension due to concerns over the proximity of a tree in the churchyard to the proposed extension, which will come under the canopy of the tree. The proposed extension is not the required 3 metres from the canopy of the tree.

The Town Council requests that a TPO is placed on this tree

288 WD/2017/0573/AI - 22-24 High Street, Hailsham

Hailsham Town Council objects to illuminated signs within the conservation area and suggest that downlighters are installed instead

289 WD/2017/0767/FA - 16 Bowley Road, Hailsham

Hailsham Town Council supports the application

Councillors Ms A. O'Rawe, J. Puttick and Mrs M. Burt objected to the application

290 WD/2017/0768/FA - 39 Summerfields Avenue, Hailsham

Hailsham Town Council supports the application

Councillors Ms A. O'Rawe, J. Puttick and Mrs M. Burt objected to the application

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

Planning Applications

- Application No: WD/2017/0655/FA Full – non compliance of condition
Location: Tesco Stores Limited, North Street, Hailsham
Description: Variation of Condition 3 of WD/2016/1966/FA - the variation of condition 49 attached to WD/2004/2610/F (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) in order to allow for up to 1 hour of free customer
- Application No: WD/2017/0697/MRM Major application – reserved matters
Location: Land East of Park Road and South of New Road, Hailsham
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/2017/0668/F Full
Location: 2 Lundy Walk, Hailsham
Description: Proposed two storey side extension and front porch
- Application No: WD/2017/0796/F Full
Location: 31 Sandbanks Close, Hailsham
Description: First floor side extension above existing garage to form enlarged bedroom and additional bedroom with single storey rear kitchen extension
- Application No: WD/2017/0653/FA Full – non compliance of condition
Location: Downcroft Nursery, Squab Lane, Magham Down, Hailsham
Description: Removal of Condition 4 of application WD/2016/0908/O (outline application for the erection of a detached dwelling) in order to connect to mains drainage
- Application No: WD/2017/0599/O Outline
Location: 167 South Road, Hailsham
Description: Outline application for one dwelling
- Application No: WD/2017/0335/F Full
Location: 97 Ingrams Way, Hailsham
Description: Erection of conservatory to the side of the property and erection of new fence
- Application No: WD/2017/0572/F Full
Location: 22-24 High Street, Hailsham
Description: Change of use of ground floor from nail bar (sui generis) to estate agents offices (A2) together with first floor extension

Application No: WD/2017/0573/AI Illuminated advertisement
Location: 22-24 High Street, Hailsham
Description: New signage

Application No: WD/2017/0518/F Full
Location: Southerden House, Market Street, Hailsham
Description: Change of use from offices (B1) to children's nursery (D1) and associated alterations

Application No: WD/2017/0519/LB Listed building consent
Location: Southerden House, Market Street, Hailsham
Description: Change of use from offices (B1) to children's nursery (D1) and associated alterations

Application No: WD/2017/0767/FA Full – non compliance of condition
Location: 16 Bowley Road, Hailsham
Description: Removal of conditions 2 and 3 from application WD/2016/2678/F (erection of 3 bedroom house rear of and within the domestic curtilage of 16 Bowley Road) in order to connect to mains drainage

Application No: WD/2017/0768/FA Full – non compliance of condition
Location: 39 Summerfields Avenue, Hailsham
Description: Removal of conditions 2 and 3 of application WD/2016/2653/F (erection of 2, 2 bedroom flats within curtilage) in order to connect to mains sewer