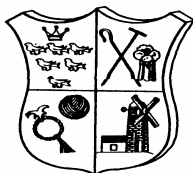


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 Thursday 22 September 2016 at 6.00 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

Mr J. Pilgrim of 42 Mountain Ash Close, strongly objected to the application at land adjacent Finnoula, Western Road. He stated that the proposed application was exactly the same as previously submitted and expressed concern that the proposed dwelling would reduce light to his property. He referred to the foul drainage system required for the property and expressed concern over the capacity for this, considering it would need to be placed 7 meters from the property and there was not adequate space for this. Mr Pilgrim also stated that the proposed dwelling would be too close to his property and advised of his concerns over the dust and muck which would be transferred to his home during the building work.

Mr P. Golding, the Secretary of the Gleneagles and Grovelands Residents Association also strongly objected to the proposed application, for the same reasons as Mr Pilgrim and also for safety reasons. He reported that the residents in this area are now blighted by the large amount of traffic, including more commercial vehicles coming through the Estate, as this road is now used as a "rat run". Mr Golding reported that the proposed plot is directly in front of the chicane in the road and expressed concern of the road safety of this.

Councillor P. Holbrook questioned whether there had been a pond in this area at one point, and also whether there was a right of way in this area.

PLAN/16/5/
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Present

Councillors: Mrs M. Burt, P. Holbrook, G. Moore, C. Tasane, C. Triandfyllou, (substituting for A. O'Rawe, J. Puttick, (substituting as Chairman in A. Willis absence)

Officers in attendance: K. Giddings

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Apologies For Absence:

Councillors Mrs B. Beckett, Ms A. O'Rawe, A. Willis

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Declarations of Interest

Councillor P. Holbrook declared a personal interest in Land adjacent Finnoula, Western Road, as his daughter is a member of the Gleneagles Residents Association.

124 **Confirmation of Minutes**

RESOLVED that the minutes of the meeting of the Planning and Development Committee held on Tuesday 13 September 2016 (16/4xxx/101 -120) were confirmed as a correct record.

125 **Matters arising**

None were received

126 **Planning Applications 16/5/126 (appended hereto)**

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

The Town Council strongly objects to the proposed dwelling and access for the following reasons:

- i) The Town Council objects to the application on the grounds of neighbourliness, as it will have a serious detrimental effect on the adjacent residents due to the overlooking, overshadowing and loss of light which the proposed development will cause the neighbouring properties. The proposed 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
- ii) Both the fence and development are out of keeping with the street scene and the proposed application is over development of the site. The application is therefore contrary to paragraph 56 and 57 of the National Planning Policy Framework.
- iii) The Town Council is concerned over the lack of visibility splays. The applicant should demonstrate he can reach the requirement for the visibility splays as required by the Highway Authority
- iv) The Town Council is concerned about the access on the grounds of it being in close proximity to the traffic calming feature and the bend in the road.
- v) There is no facility for private foul drainage should there be insufficient capacity in Southern Waters system

There being no further business the meeting closed at 6.40 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2016/2013/F Full
Location: Land adjacent Finnoula, Western road, Hailsham
Description: Construction of detached dwelling and vehicular access