

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 17th July 2018 at 6.30 pm.

PLAN/18/2/
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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

Councillor N. Collinson spoke in respect of the Burfield Valley application. He expressed concern that the proposed development would encroach on the site used annually by Hailsham Bonfire Society. He considered this would affect the vibrancy of the Town. Councillor Collinson stated that the developer for the site in question had not built a suitably finished development and therefore should not be permitted to begin a new development when they have not completed the first. He stated that if the development is approved he would hope that the developer will provide a suitable replacement site for Hailsham Bonfire Society.

Councillor F. Berry also spoke in relation to the Burfield Valley application and agreed with Councillor Collinson's comments. He further raised concerns about the inadequate parking and drainage issues.

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Present

Councillors: G. De Jongh, P. Holbrook, Mrs M. Laxton (substituting for J. Puttick), Glenn Moore (Chairman), Graham Moore, Ms A. O'Rawe, C. Tasane

Also in attendance: Councillors F. Berry, N. Collinson

Officers in attendance: K. Giddings

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Apologies For Absence

Councillors Mrs B. Beckett, M. Pinkney, J. Puttick

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Declarations of Interest

Councillor Mrs M. Laxton declared a personal interest in application WD/2018/0122, Burfield Valley, as she has already raised objections to the application and she did not vote on the application

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Confirmation of Minutes

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 26th June 2018 (Ref 18/1x/21-37), as printed and circulated, taken as read, and confirmed as a correct record, and signed by the Chairman

To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 26th June 2018

There was no further update

Planning Applications 18/2/43- 45 (appended hereto)

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WD/2018/0122/MAJ – Land at Burfield Valley, Hailsham

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

1. This development will seriously impinge on Hailsham Bonfire Societies annual event. Should Wealden Council be so minded to approve this development the Town Council requests they ensure an appropriate site is allocated that is as close as possible to the centre of the Village
2. It is noted that the development obligations associated with the surrounding development has not been fulfilled from the original planning application . If development on this site is approved a condition should be imposed that all planning obligations associated with the adjoining developed should be fully discharged prior to commencement of any development on this site.
3. The allocated parking is inadequate for the site. Given the potential occupation levels of the proposed development, insufficient parking provision will no doubt impinge and have a deleterious effect on the proposed medical centre parking and nearby residential development
4. The Council requests confirmation that the existing mature trees will be afforded adequate protection both during construction and after completion if the scheme is approved. Can Wealden District Council advise whether the trees have TPO's.
5. The Town Council recommends that a full impact assessment including ecology and hydrology be submitted for consideration prior to determination to ensure that adequate protection is afforded to the Pevensy Levels should consent be granted. The draft Neighbourhood Plan seeks to afford protection to the Pevensy Levels by maintaining adjoining land as a buffer zone.
6. The Town Council considers that the architectural style of proposal is out of context with the existing street scene. The Town Council also considers that four storeys in this location is excessive in height. Should the proposal be recommended for approval we request that the building be limited to two storeys.
7. The Town Council is of the opinion that this application is premature when considered in context of the proposed medical centre
8. This site was originally allocated as a recreational amenity space. The proposed development will virtually render this use as almost impossible. To include the words 'communal amenity space' within the proposal description is a misnomer.

Councillors Mrs M. Laxton and Ms A. O'Rawe abstained from voting on the application

Councillor G. De Jongh arrived at the meeting at 6.45 pm

Councillor F. Berry and Councillor N. Coltman left the meeting at 6.58 pm

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WD/2018/1000/F – 78 St Marys Avenue

Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998

45 WD/2018/1274/F – 4 Sheppey Walk, Hailsham

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

46 **Other Planning Matters**

Community Land Trust Sub Committee

The Planning Committee were advised that the Community Land Trust Sub Committee had agreed to arrange a public meeting for mid September. The date to be confirmed once K. Giddings has liaised with the representative from Action in Rural Sussex.

There being no further business the meeting closed at 7.05 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2018/0122/MAJ Major application – full
Location: Land at Burfield Valley, Hailsham
Description: Residential development comprising 35 apartments, communal amenity space, hard and soft landscaping, and on site parking and turning

Application No: WD/2018/1000/F Full
Location: 78 St Marys Avenue, Hailsham
Description: Part conversion of existing garage and erection of a first floor extension to provide a 1 bed annexe along with other associated works

Application No: WD/2018/1274/F Full
Location: 4 Sheppey Walk, Hailsham
Description: Erect conservatory at rear