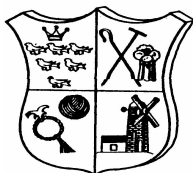


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 30th January 2018 at 6.30 pm.

PLAN/17/7/
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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

Mr S. Rayburn of 6 Gemma Close, Hailsham, addressed the Committee in respect of the proposed application at Land off Mill Road. He was opposed to the application, stating his main objections were due to the ecological impact the development would have on the site. He advised he would prefer to see the site used as a nature reserve. Mr Rayburn advised he works in ecological consultancy and he stated that many things in the ecological assessment are generic and that it is an unrealistic report.

He reported that there are many species of bat on the site, including the rare Bechstein Bat and Nathusius's pipistrelle, as well as great crested newts also on the site. Mr Rayburn also expressed concern that the assessment impact on the Pevensey Levels is not being carried out properly.

Mr S. Porritt of Lion House Park also spoke in relation to the proposed application for Land off Mill Road. He stated that he owns part of the land adjoining Lion House Park and forming part of the planning application WD/2017/2956/MAO. Mr Porritt advised he would not be opposed to the land becoming a nature reserve. He expressed concern at the development, stating that if it is approved, the footpath and Mill Road need to be dealt with before the development commences, as the current road is not suitable for this development.

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Present

Councillors: Mrs B. Beckett, F. Berry (substituting for Graham Moore), P. Holbrook, M. Pinkney, J. Puttick (chairman), Ms A. O'Rawe, C. Tasane

Other Councillors present: Councillor G. Blake Coggins
Officers in attendance: K. Giddings

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Apologies For Absence

Councillors Glenn Moore and Graham Moore

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Declarations of Interest

None were received

180 **Confirmation of Minutes**

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 9th January 2018 (Ref 17/6/159-175), as printed and circulated, may be taken as read, confirmed as a correct record, and signed by the Chairman

181 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 9th January 2018**

K. Giddings advised that the application for a dwelling at 167 South Road, which the Planning Committee had objected to, had been approved by Wealden District Council.

Members were also advised that the application for the Old Courthouse had been withdrawn.

Planning Applications 17/7/182-184 (appended hereto)

182 WD/2017/2956/MAO - Land off Mill Road, Hailsham

Hailsham Town Council strongly objects to the proposed development at land off Mill Road for the following reasons:

Mill Road is an insufficient road access for the development. The road is not wide enough or substantial enough to withstand construction vehicles.

The proposed development will have a hugely negative impact on the Lions House Park residents, creating a further increase in traffic and congestion in the area as well as overlooking to the existing properties. The proposed development is therefore contrary to saved policy EN27 and TR3 of the Wealden Local Plan 1998, chapter 7 paragraph 56 of the National Planning Policy Framework and Policy SPO13 of the Core Strategy Local Plan 2013

The current foul water drainage system here is inadequate, and this development will further add to the problems already in existence

The Council is concerned at the loss of wildlife habitat if the proposed application is granted and also the effect it will have on the Pevensey Levels. The application is therefore contrary to paragraphs 3.31, 3.33 and SPO1 of the Core Strategy Local Plan 2013 which seeks to protect the Pevensey Levels.

There are many species of bats on the site including the rare Bechstein Bat and Nathusius's pipistrelle. There are also great crested newts on the site. A development here would therefore be contrary to the Wildlife and Countryside Act 1981 and contrary to saved policy NE14 of the Wealden Local Plan 1998

Part of the site has been substantially planted with trees under an England Woodland Creation Grant and the Council would therefore prefer this area remains untouched

The site is unsuitable for development as it is prone to flooding; the site lies above the marsh flood plain and part of the proposed site is in Flood Zone 1. The proposed application is therefore contrary to Policy SPO10 of the Core Strategy Local Plan 2013

There is a lack of infrastructure to support this development. There are not currently enough available doctors or school places to support a further 220 dwellings. The proposed development is therefore contrary to Policy WCS7 of the Core Strategy Local Plan 2013

The site is outside of the development area as shown in the adopted Core Strategy

Local Plan 2013

Councillor G. Blake Coggins and Councillor A. O'Rawe left the meeting at 7.28 pm

183 WD/2017/2940/F - 69 Harebeating Drive, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 7.5

184 WD/2017/2927 – 38 Solway, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraph 5.1

There being no further business the meeting closed at 7.40 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2017/2956/MAO Major application – outline
Location: Land off Mill Road, Hailsham
Description: Outline planning application for the erection of up to 220 dwellings, plus convenience store (A1 use class), plus public open space, landscaping and sustainable drainage system (suds) and vehicular access point from Mill Road. All matters reserved except for means of access.

Application No: WD/2017/2940/F Full
Location: 69 Harebeating Drive, Hailsham
Description: Proposed introduction of a side dormer to provide additional bathroom

Application No: WD/2017/2927 Full
Location: 38 Solway, Hailsham
Description: Second storey side extension above garage