

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 16th July 2019 at 6.30 pm.

PLAN/19/2/
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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

The applicant for 19 Manor Park addressed the Committee regarding this third application for a self build dwelling. He advised that this was a revised scheme, and there were no objections from his neighbours. The applicant stated he had reduced the height and footprint of the dwelling and had moved the boundary to allow for a footpath.

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Present

Councillors: P. Holbrook, Mrs B. Holbrook, J. Puttick (Chairman), Ms A. O'Rawe, A. Ricketts and C. Tasane (Vice Chairman)

Officers in attendance: K. Giddings

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Apologies For Absence

Councillor K. Balsdon

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Declarations of Interest

Councillor A. O'Rawe declared a personal interest in WD/2019/0207 and WD/2019/0137 (46 – 48 High Street, Hailsham) as she is acquainted with the applicant and did not vote on the applications.

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Confirmation of Minutes

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 25th June 2019 (Ref 19/1xx/31-40), as printed and circulated, taken as read, and confirmed as a correct record, and signed by the Chairman

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To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 25th June

There was no further update

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WD/2019/1367/F – 19 Manor Park Road, Hailsham

Hailsham Town Council fully supports the application as it conforms to saved policy EN27 of the Wealden Local Plan 1998, policy BED1 of the Emerging Wealden Local Plan 2019 and Policy SPO13 of the Wealden Core Strategy Local Plan 2013

- 48 WD/2019/0207/F - 46 – 48 High Street, Hailsham
Hailsham Town Council strongly supports the application
- 49 WD/2019/0137/AI - 46 – 48 High Street, Hailsham
Hailsham Town Council strongly supports the application
- 50 WD/2019/1403/FR – Union Corner Hall, Hawks Road, Hailsham
Hailsham Town Council supports the application
- 51 WD/2019/1394/F – 2 Little Horselunges, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 8.2 and 8.3
- 52 WD/2019/2452/F – Land to the rear of 9 Station Road, Hailsham
The Town Council objects to the application for the following reasons:
The application is a cramped form of development
There is no footway for pedestrians on either side
The proposed dwellings are opposite commercial entrances which will exacerbate traffic in this narrow lane
Entry and exit will be difficult due to the narrowness of the lane
- 53 WD/2019/0550/F – 37 Hawks Road, Hailsham
Hailsham Town Council supports the application as it conforms to saved policy EN27 of the Wealden Local Plan 1998 and policy BED1 of the Emerging Wealden Local Plan 2019
- 54 WD/2019/1331/F – 35 Carpenters Way, Hailsham
Hailsham Town Council supports the application subject to the applicant providing proof of ownership of the land
- 55 WD/2019/1314/F – 10 Woburn Close, Hailsham
Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998
- 56 WD/2019/1034/FR – 40 The Gages, Hailsham
Hailsham Town Council objects to the application as it is overbearing to the front of the property and is therefore contrary to the Wealden Design Guide 2008 chapter 10 paragraph 8.10
- 57 WD/2019/1119/F – 28 Anglesey Avenue, Hailsham
Hailsham Town Council strongly objects to the application as it is out of keeping with the neighbouring properties and is a cramped form of development. It is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998, policy BED1 of the Emerging Wealden Local Plan 2019 and Policy SPO13 of the Wealden Core Strategy Local Plan 2013

Anglesey Avenue is already a busy and congested road and this application will exacerbate the traffic issues. The proposed parking area in Lundy Walk is situated in an unsuitable location as it is very close to the junction of Anglesey Avenue/Lundy Walk. This would pose a safety hazard for other motorists and road users

Councillor P. Holbrook abstained from voting on this application

58 WD/2019/1397/F – Flat 1A The Cedars, Hailsham

Hailsham Town Council supports the application

59 WD/2019/1031/F – Land adjacent to Park Cottage, Featherbed Lane, Carters Corner, Hailsham

Hailsham Town Council supports the application

Other Planning Matters

60 **High Weald Design Guide**

The Chairman read out the following email from Councillor Mary Laxton:

Comments from Councillor Mary Laxton:

Whilst this consultation carried out by a 3rd party is concentrated on the higher Weald the map line comes close to us on the edge of Pevensy Levels which has its own status and is of massive importance. So in my view we should respond to state the consultation should have included this area of the Ramsar site .

They talk in the document about higher quality housing and landscaped open spaces.....Wealden District Council has no updated design guidelines so they should adopt our Hailsham Town Council Neighbourhood Plan design guide as good practice

We are 13 football sized pitches short of recreational space so the inequality is already in existence between the high and low weald. We are suffering the inequalities of the lions share of houses dumped on us with no thought for design to mix in with the mish mash of current estates and street scenes in the last 15 years. The low weald is suffering from congestion from traffic movements and no new beauty spots/ country parks have been identified as part of SANGs for Hailsham unlike Uckfield and Crowborough so yet again we are treated unequally in no provision despite our huge housing numbers agreed and coming forward. This is an unacceptable approach and this document needs to reflect this based on our Pevensy Levels and the natural beauty that surrounds it .

So just a few thoughts to use in the response which can be simple and concise

The Committee discussed the above comments from Councillor Laxton. The Planning Committee agreed that in their opinion the High Weald Design Guide has no direct impact on Hailsham, and the Planning Committee should reserve their comments for the Full Design Guide if and when it becomes available, rather than the High Weald Design Guide.

61 **Confidential Business**

To resolve that due to the special and confidential nature of the business about to

be transacted, and possible disclosure of personal or legal information not in the public interest at the present time, the following items of business be transacted following the temporary exclusion of members of the Public and Press, in accordance with the Council's Standing Orders No. 1E.

The reason for exclusion is:

(b) terms of tenders, and proposals, and counter-proposals in negotiations for contracts

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Persimmon Homes

The Committee noted the letter from Persimmon Homes.

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

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Planning Applications

- Application No: WD/2019/0207/F Full
Location: 46-48 High Street, Hailsham
Description: Replacement of front windows and fascia (revised proposal)
- Application No: WD/2019/0137/AI Illuminated advertisement
Location: 46-48 High Street, Hailsham
Description: Replacement of front windows and fascia
- Application No: WD/2019/1367/F Full
Location: 19 Manor Park Road, Hailsham
Description: Proposed self-build dwelling to include three parking spaces to the front of 19 Manor Park Road one parking space associated with the new dwelling and two parking spaces associated with the existing dwelling including new highway access and log store
- Application No: WD/2019/1403/FR Full – retrospective
Location: Union Corner Hall, Hawks Road, Hailsham
Description: Retrospective application for the retention of storage shed on a permanent permission
- Application No: WD/2019/1394/F Full
Location: 2 Little Horselunges, Hailsham
Description: Erect detached single garage outbuilding
- Application No: WD/2018/2452/F Full
Location: Land to the rear of 9 Station Road, Hailsham
Description: 2no. new build two bedroom flats following demolition of single storey extension to existing building and boundary wall
- Application No: WD/2019/0550/F Full
Location: 37 Hawks Road, Hailsham
Description: Demolition of existing dwelling and construction of 5 bedroom dwelling and 3 bay garage
- Application No: WD/2019/1331/F Full
Location: 35 Carpenters Way, Hailsham
Description: Construction of detached garage

Application No: WD/2019/1314/F Full
Location: 10 Woburn Close, Hailsham
Description: Conversion of garage and installation of carport

Application No: WD/2019/1034/FR Full – retrospective
Location: 40 The Gages, Hailsham
Description: Retrospective application for a shed to be placed in the front garden

Application No: WD/2019/1119/F Full
Location: 28 Anglesey Avenue, Hailsham
Description: Proposed two storey dwelling house and associated alterations to existing dwelling house

Application No: WD/2019/1397/F Full
Location: Flat 1A The Cedars, Hailsham
Description: Replace windows at the front of the property and lengthen by approx. 75 cm to match window at the side of the property

Application No: WD/2019/1031/F Full
Location: Land adjacent to Park Cottage, Featherbed Lane, Carters Corner, Hailsham
Description: Alterations to the ground level involving the importation of soil