

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 2nd April 2019 at 6.30 pm.

PLAN/18/7/
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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

Ms Pryor of 48 Swan Road, Hailsham, addressed the Committee in respect of the application for Land off Old Swan Lane/Station Road. Ms Pryor strongly objected to the application. She stated that her garden backs onto the northern site of the proposed development where 40 properties have been designated, with access from Howard Close. She stated that there have been a number of proposals for development here which have all been refused in recent years. Ms Pryor stated that Howard Close is not a suitable access for the development, with little room available for traffic here with many parked cars on the Close. The application will be detrimental to the endangered species of birds and other wildlife which habitat the site, the area floods, the infrastructure is not in place for the development with a lack of school places and doctor's surgeries. Ms Pryor advised that one nearby school, Burford Academy, is already over-subscribed.

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Present

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

Officers in attendance: K. Giddings

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Apologies For Absence

Councillor G. De Jongh, Ms A. O'Rawe

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Declarations of Interest

None were received

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Confirmation of Minutes

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 12th March 2019 (Ref 18/6x/204-221), 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 12th March 2019

The Planning Committee had commented on a recent application for Land at Amberstone (WD/2018/2315/MFA) for the removal of Condition 35 of application WD/2016/1569/MAO. The Committee had stated they would prefer for Condition 35 to

be mitigated by approving eight extra affordable houses and allocating 50% towards play space contribution. K. Giddings advised that Wealden Council had responded that they were unable to secure a financial contribution towards off site youth and adult play spaces as this would exceed the cap on pooled contributions under the CIL regulations.

The Committee had supported the application for WD/2019/0100/F – Whippetree Farm, Cowbeech Hill, Herstmonceux, for the proposed demolition of two redundant barns and the erection of two dwellings, but Wealden District Council had refused the application.

228 WD/2018/2708/MAO/ - Land off Old Swan Lane/Station Road, Hailsham

Hailsham Town Council objects in the strongest possible terms to this application, for the following reasons:

- i) The infrastructure is not in place for this development. There is a lack of school places and doctors' surgeries. Wealden District Council clearly stated in the Issues and Options Document that infrastructure must be provided before or during the building of houses, not afterwards
- ii) The development will create a loss of privacy to neighbouring properties
- iii) The development will have a detrimental impact on the Pevensey Levels, and the water quality of the Pevensey Levels. Once again, Wealden wish to surround the Pevensey Levels with development, including its southern edge. The draft Local Plan clearly states that protection must be given to the Pevensey Levels. This application, along with the Marshfoot Lane application, will almost surround the Pevensey Levels with development
- iv) The development is in proximity to the existing sewerage works and will cause odour annoyance to the residents here
- v) The application will have a detrimental impact on the wildlife here, there are a number of endangered species of birds which have been spotted on the site
- vi) There is a lack of visitor parking spaces on the proposed development
- vii) The area is prone to flooding
- viii) Swan Road and Howard Close cannot take the additional traffic which will be caused by this development

Wealden District Council cannot continue to use the excuse that there is not a 5-year housing supply, to force developments through that the Town Council and its residents feel are unsustainable and unsuitable for the area

229 WD/2019/0313/F – The Laurels, Amberstone, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy EN27 of the Wealden Local Plan 1998

230 WD/2018/2428/F – 11 The Avenue, Hailsham

Hailsham Town Council has no objections to the application

Councillor C. Tasane objected to the application

231 WD/2019/0546/F – 55 The Drive, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 7.1 and 7.2

232 WD/2019/0247/F – Land adjacent to 3 Lakeside Walk, Goodwin Close, Hailsham

Hailsham Town Council objects to the application as it is overdevelopment of the site

233 WD/2019/0531/F – 3 Sunningdale Close, Hailsham

Hailsham Town Council supports the application

234 **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

(c) the preparation of cases in legal proceedings

235 **Judicial review update**

Members were advised that the Barrister that had been commissioned by the Town Council had concluded that there was no case to lodge a judicial review against Wealden District Council, in respect of the application at Land at Old Marshfoot Farm, Marshfoot Lane. At Full Council on 27th March it had therefore been resolved to take no further action on this matter.

There being no further business the meeting closed at 7.35 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2018/2708/MAO Major application – outline
Location: Land off Old Swan Lane/Station Road, Hailsham
Description: Erection of up to 140 dwellings and landscaping

Application No: WD/2019/0313/F Full
Location: The Laurels, Amberstone, Hailsham
Description: Erection of chalet bungalow, double garage and store, access drive and dependent works

Application No: WD/2018/2428/F Full
Location: 11 The Avenue, Hailsham
Description: First floor extension above garage to form bedroom
Amended plans to set back proposed first floor extension

Application No: WD/2019/0546/F Full
Location: 55 The Drive, Hailsham
Description: Loft conversion incorporating rooflights, new roof to the side building and associated works

Application No: WD/2019/0247/F Full
Location: Land adjacent to 3 Lakeside Walk, Goodwin Close, Hailsham
Description: Erection of 1no. attached dwelling and associated parking

Application No: WD/2019/0531/F Full
Location: 3 Sunningdale Close, Hailsham
Description: Conversion of garage to form new reception room and utility cupboard