

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 28th May 2019 at 6.30 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

PLAN/19/1/1 Mr S. Nighy attended the meeting in respect of the application at Ropemaker Park and advised he could answer any questions if necessary

Councillor K. Hinton was present at the meeting and addressed the Committee in respect of the application for Reef Way

2 **Present**

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

Officers in attendance: K. Giddings

3 **Apologies For Absence**

None were received

4 **Declarations of Interest**

Councillor K. Balsdon declared a prejudicial interest in WD/2019/0686/F – Chippings, 56 Milland Road, Hailsham as he is the applicant, and he left the meeting room when the application was discussed

5 **Confirmation of Minutes**

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 23rd April 2019 (Ref 18/7x/236-247), as printed and circulated, taken as read, and confirmed as a correct record, and signed by the Chairman

6 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 23rd April**

There was no further update

K. Balsdon arrived at 6.40 pm

7 WD/3400/CC - Land East of Battle Road, Reef Way, Hailsham

Although in principle the Town Council agrees with the need for this school, the Town

Council considers the access to be unsuitable in this location

The submitted supporting technical documents rely heavily on fact that a mixed use development received permission in the past and that this site was identified for educational use

In reality the development has not been built out comprehensively and as originally intended. Instead alternative elements have been proposed some of which have received permission, like the proposed medical facility, and others for more housing are awaiting decision

No opportunity has been taken to assess the reality of the present day such as speeding within the estate, dangerous manoeuvres through the traffic calming measures and on - street parking along the top section of Reef Way, close to the traffic light junction

It may be that traffic levels and movements would not be as high as compared with the originally proposed school or college use but these are not going to be happening. The current proposals should be assessed on individual merit and cumulatively with other developments planned for the Burfield Valley Estate.

The submitted Transport Assessment makes no cumulative traffic analysis or any commentary on the reality of the current situation. It is based on theory rather than actual conditions in Reef Way and on Burfield Valley

Great play is made of the on site drop off/pick up facility which can accommodate 22 vehicles, however the Traffic Assessment identifies 32 movements in the AM and 48 movements in the PM. Double parking is therefore expected to take place as the norm

The Transport Assessment acknowledges there is potential for parking overspill in Reef Way. The Council considers this will definitely happen because of the congestion within the site at peak times

Any level of additional on-street parking is unsatisfactory both in highway terms, given the nature and configuration of Reef Way, and the likely impact on the residents of the nearest houses

A travel plan document is included with the application documents but it is vague and generic, rather than specific to the nature of the special school. It is lacking in setting improvement targets and recognises that there can be little influence over how pupils travel to and from the school and the resulting car movements

The application has not adequately addressed the highway and traffic implications of the proposals, having regard to current conditions in Reef Way and the additional cumulative development in the wider Burfield Valley Estate, and demonstrated that conditions of increased on-street parking and conditions prejudicial to highway safety will not arise both in the construction phase and when the school is open

Councillor K. Hinton left the meeting at 6.50 pm

8 WD/2019/0788/F - Ropemaker Park, Off South Road, Hailsham

Hailsham Town Council supports the application

WD/2019/0866/F - 16 The Belfry, Hailsham

Hailsham Town Council supports the application

- 9 WD/2019/0823/F - 4 Hempsted Lane, Hailsham
Hailsham Town Council supports the application
- 10 WD/2019/0402/F and WD/2019/0403/F - Orchard Lane, Hailsham
Hailsham Town Council objects to both applications - they should be classed as a major application as they are in excess of 5 dwellings
This major application therefore should be considered by the Wealden District Council Planning Committee
- 11 WD/2019/0383/F- Little Marshfoot, Mill Road, Hailsham
Hailsham Town Council supports the application
- 12 WD/2019/0937/F - 19 Ersham Road, Hailsham
Hailsham Town Council supports the application
- 13 WD/2019/0925/F - 68 Hawthylands Road, Hailsham
Hailsham Town Council supports the application
- 14 WD/2019/0928/F - 11 The Avenue, Hailsham
Hailsham Town Council supports the application
Councillor C. Tasane abstained from voting on the application
- 15 WD/2019/0661/RM - Land adjoining 167 South Road, Hailsham
Hailsham Town Council considers that the property is situated too far forward on the plot and would prefer to see it set back within the site. This would allow for a larger turning circle and movement of vehicles and will help prevent overshadowing of 165 London Road.
The Town Council would also suggest the removal of the hedge to allow for better visibility splays.
- 16 WD/2019/0698/F - Unit 12 Apex Business Park, Apex Way, Hailsham
Hailsham Town Council supports the application
- 17 WD/2019/0686/F – Chippings, 56 Milland Road, Hailsham
Councillor K. Balsdon left the meeting room at 7.40 pm
Hailsham Town Council supports the application providing the application does not contravene any existing covenants
Councillor K. Balsdon returned to the meeting room at 7.45 pm
- 18 WD/2019/0824/F - Hailsham Tennis Club, Western Road, Hailsham
Hailsham Town Council supports the application

There being no further business the meeting closed at 8.00 pm Global/Minutes & Agendas/Planning

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Planning Applications

- Application No: WD/3400/CC East Sussex County Council – Full
Location: Land East of Battle Road, Reef Way, Hailsham
Description: Construction of a part 2-storey, part 3-storey new 80 place co-educational SEMH (Social, Emotion, Mental Health) Special School including provision of hard and soft landscaping, perimeter fencing, car parking and other associated works including slope regrading, a new electric sub-station and a new access from Reef Way.
- Application No: WD/2019/0866/F Full
Location: 16 The Belfry, Hailsham
Description: Two storey side extension to consist of new living room, new master bedroom above internal alterations – variation to approval WD/2018/1451/F
- Application No: WD/2019/0823/F Full
Location: 4 Hempsted Lane, Hailsham
Description: Proposed single storey extension to side
- Application No: WD/2019/0402/F Full
Location: Orchard Lane, Hailsham
Description: Erection of 3 residential dwellings
- Application No: WD/2019/0403/F Full
Location: Orchard Lane, Hailsham
Description: Erection of 6 residential dwellings
- Application No: WD/2019/0383/F Full
Location: Little Marshfoot, Mill Road, Hailsham
Description: Removal of existing holiday accommodation/residential building and construction of two storey dwelling house
- Application No: WD/2019/0937/F Full
Location: 19 Ersham Road, Hailsham
Description: Single storey rear extension to form new larger open plan kitchen dining space along with internal alterations to form additional bedroom
- Application No: WD/2019/0925/F Full
Location: 68 Hawthylands Road, Hailsham
Description: Erect conservatory at rear
- Application No: WD/2019/0928/F Full
Location: 11 The Avenue, Hailsham
Description: 2 storey extension to form utility room and bedroom (part over existing garage) revised design following refusal of WD/2018/2428/F

Application No: WD/2019/0788/F Full
Location: Ropemaker Park, Off South Road, Hailsham
Description: Construction of 4 no. B1/B8 commercial units with parking and landscaping

Application No: WD/2019/0661/RM Reserved Matters
Location: Land adjoining 167 South Road, Hailsham
Description: Reserved matters pursuant to outline permission WD/2017/0599/O (outline application for one dwelling)

Application No: WD/2019/0698/F Full
Location: Unit 12 Apex Business Park, Apex Way, Hailsham
Description: Installation of 2 no. windows - 1 no. to front elevation and 1 no. to rear elevation

Application No: WD/2019/0686/F Full
Location: Chippings, 56 Milland Road, Hailsham
Description: Erection of 2M high close boarded fence fronting a highway

Application No: WD/2019/0824/F Full
Location: Hailsham Tennis Club, Western Road, Hailsham
Description: Proposed floodlights - 4 poles, 8m high each with 2 no. lights.