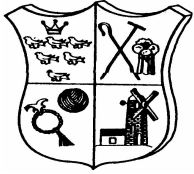


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 November 2018 at 6.30 pm.

PLAN/18/5/
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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 Gavin Blake Coggins advised that both he and the Town Farm Residents were strongly opposed to the proposed application at Land at Old Marshfoot Farm. He stated that around 20 years ago boats were able to sail on this area of land. He expressed concern at the environmental damage which would be caused to the Pevensey Levels if this application was approved, even though the Town Council has been assured by Wealden District Council that mitigation to stop any damage to the environment and the Pevensey Levels will be in place. He considered that the 600 car movements quoted in a report for the application is incorrect and would like an updated report from Wealden District Council and East Sussex County Council Highways on the car movements. He further stated that Marshfoot Lane cannot withstand the extra traffic created by the development and that development here would be an ecological disaster.

Mr Leeson of Marshfoot Lane also spoke against the development and agreed with Councillor Blake Coggin's comments – he expressed great concern at the environmental impact such a development would have on the Pevensey Levels and also the increased volume of traffic in Marshfoot Lane. He stated that he could not understand why an application in this area was even being considered.

Mr F. Catt also spoke against the application. He referred to the plans, stating that there have been modifications to the road layout and that the plans have now reversed back to a treatment works, rather than a pumping station.

Councillor A. O'Rawe advised that the Environment Agency had objected to a treatment works on the site and the sewerage will now be pumped to a main station. In light of Mr Catt's comments Councillor O'Rawe advised she will contact the Environment Agency and South East Water for clarity on the pumping station.

Councillor Blake Coggins left the meeting at 6.45 pm

Another resident of Hailsham spoke against the application, stating that there were reports in the National Press in the late 1980's/ early 1990's that the Pevensey Levels will flood in the next 100 years.

Present

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Councillors: N. Coltman (substituting for Glenn Moore), P. Holbrook, Graham Moore, Ms A. O'Rawe, Mrs B. Pinkney, M. Pinkney, J. Puttick (Chairman), C. Tasane

Officers in attendance: K. Giddings

Other Councillors in attendance: Councillor G. Blake Coggins

137 **Apologies For Absence**

Councillors G. De Jongh and Glenn Moore

138 **Declarations of Interest**

Councillor N. Coltman declared a non-pecuniary interest in the application for Land at Old Marshfoot Lane, as he lives in Marshfoot Lane.

Councillor A. O'Rawe also declared a non-pecuniary interest in the application for Land at Old Marshfoot Lane, as she is the Ward Councillor for the District

139 **Confirmation of Minutes**

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 20th November 2018 (Ref 18/4xx/122-134), as printed and circulated, taken as read, and confirmed as a correct record, and signed by the Chairman

140 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 20th November 2018**

There was no update

Planning Applications

141 **WD/2017/0458/MAO - Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham**

The Town Council's Planning Committee is unanimous in strongly objecting to this proposed development. Each individual councillor present at the planning meeting, as well as any members of the public present that wished to do so, were permitted to add comments and the following are an amalgamation of those comments:

This site is entirely unsuitable for development, due to the devastating environmental impact the development will have on the Pevensy Levels and due to the unsuitable access to the site

The Town Council is extremely concerned at the extra traffic that will be generated by the development and the congestion and pollution which will result in the Town. The National Planning Policy Framework states that no development shall go ahead if it causes undue traffic problems in the area

The proposed area is not suitable for development due to the high risk of flooding

The development will have a disastrous effect on the Pevensy Levels due to the run off and pollution from the proposed development which will affect the balance of the sensitive ecosystem in the levels. Once again assurances by Wealden District Council that measures have been put in place, i.e. attenuation ponds, do not do anything to allay the fears of the Town Council that this will be enough, due to climate change and the wetter winters we are now having. The last few winters are proof of this

The Pevensy Levels are a RAMSAR site, SSSI and SAC and building up to 300 houses so close to them is an environmental concern even though "measures have been put in place" those measures cannot guarantee that there will not be damage done to the fragile ecosystem sooner rather than later

The Town Council would like an assurance that the sewerage is proposed to run from the main sewer and not through a package treatment works

The Town Council is concerned over the access to the proposed site. The Lane is not substantial enough to take the extra traffic which would be created by the development, including any construction traffic. No access should be granted through Town Farm for construction traffic

The Town Council is concerned that the layout of the site is such that it could be further developed in the future

The proximity of the development to two schools is also a major concern. The extra traffic in the area will pose a danger to school children and the increased pollution will affect the nearby schools – one of which is below the road level

The idea of a southern ring road which was proposed 25/30 years ago to pick up all the traffic from existing roads would be of huge assistance in alleviating the traffic problems caused by the developments in the South of Hailsham

Although the Town Council is assured that conditions are going to be put in place, the Town Council has learnt from the Mill Road development/ Linden Homes, that these conditions are constantly flouted

It states clearly in the outline plan that the sewerage/ attenuation pond/ SUDS system will have to be managed in perpetuity. What assurances do we have that this will be correctly managed and in fact managed in perpetuity? For instance, what would happen if the management company went out of business?

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

The Town Council is hopeful that common sense will prevail, and the application will be refused by Wealden District Council.

The Town Council requests that this statement is read out at the Planning Committee South meeting on Thursday 6th December

142 WD/2018/2227/F - 43 Harebeating Crescent, Hailsham

Hailsham Town Council has no objections

Councillor P. Holbrook abstained from voting on the application

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

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

144 WD/2018/2377/F- 7 Orchard Lane, Hailsham

Hailsham Town Council supports the application

145 WD/2018/2402/FR – 6 Douglass Walk, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 8.10

Councillors M. Pinkney and J. Puttick voted against the application

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WD/2018/1960/FA – 14 Carpenters Way, Hailsham

Hailsham Town Council supports the application

There being no further business the meeting closed at 7.42 pm Global/Minutes & Agendas/Planning

Planning Applications

- Application No: WD/2017/0458/MAO Major application – outline
Location: Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham
Description: Outline planning application (including details of access) for development of up to 300 residential units (including 35% affordable), together with associated open space, play areas, landscaping, internal roads and parking, and provision of new vehicular access from Marshfoot Lane.
Amended plans date stamped 31 October 2018
- Application No: WD/2018/2227/F Full
Location: 43 Harebeating Crescent, Hailsham
Description: Proposed new dwelling
- Application No: WD/2018/2428/F Full
Location: 11 The Avenue, Hailsham
Description: First floor extension above garage to form bedroom
- Application No: WD/2018/2377/F Full
Location: 7 Orchard Lane, Hailsham
Description: Infill of carport to create study
- Application No: WD/2018/2402/FR Full – retrospective
Location: 6 Douglass Walk, Hailsham
Description: Retrospective application for garden room
- Application No: WD/2018/1960/FA Full – non compliance of condition
Location: 14 Carpenters Way, Hailsham
Description: Minor material amendment to WD/2016/1399/F (conversion of garage to lounge and new bedroom to first floor) to vary Condition 3 (for increase in size of first floor extension)