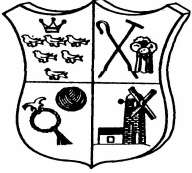


HAILSHAM TOWN COUNCIL PLANNING AND DEVELOPMENT COMMITTEE



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 8th January 2019 at 6.30 pm.

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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

K. Sexton of 137a London Road spoke in relation to the application for WD/2018/2473/F – 143 and 145 London Road, Hailsham. She advised she was strongly opposed to the application. She stated that the proposed dwelling was out of keeping with other neighbouring properties and that the application has inadequate access. K. Sexton reported that the applicant does not own the area in which they are proposing to place the access, the plot of land in front of the garages is owned by a number of residents. She further explained that the proposed dwelling would take away all light into her property and overlook her property, there is not enough parking for the current residents. She stated that there are restrictive covenants in the area and the proposed access breaks all these covenants. There are also concerns over flooding in this area.

A number of members of the public asked to speak on the agenda item “Judicial Review”. The Chairman explained that this item was under confidential business for legal reasons and could not be discussed with the public at this current time.

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Present

Councillors: G. De Jongh, P. Holbrook, Glenn Moore, Graham Moore, Mrs B. Pinkney, M. Pinkney, J. Puttick (Chairman)

Other Councillors in attendance: Councillor M. Laxton

Officers in attendance: K. Giddings

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Apologies For Absence

Councillor Ms A. O’Rawe and C. Tasane

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Declarations of Interest

Councillor P. Holbrook declared a personal interest in application WD/2018/2496/RM-Land adjoining Peppers, Amberstone, as he is acquainted with the applicant, and did not vote on the application.

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Confirmation of Minutes

To resolve that the Minutes of the Meeting of the Planning Committee held on Tuesday 11th December 2018 (Ref 18/5x/147-156), as printed and circulated, taken as read, and

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confirmed as a correct record, and signed by the Chairman

153 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 11th December 2018**

There was no update

Planning Applications

154 WD/2018/2473/F – 143 and 145 London Road, Hailsham

Hailsham Town Council objects to the application and has the following comments:

- i) The Town Council requests Wealden District Council queries the ownership claimed by the applicant in the red area on the plans as it does not agree with the Land Registry
- ii) The applicant must submit a detailed report on the effect of light on the neighbouring property
- iii) Could Wealden Council check whether there are any registered flood issues in this area?
- iv) All the garage owners adjacent the proposed application site should have been served notices regarding the application
- v) The proposed application will cause a loss of privacy and overlooking to neighbouring properties
- vi) The proposed dwelling is out of keeping with the surrounding properties
- vii) There is no suitable access for construction traffic here
- viii) There is a lack of suitable access for residents in the proposed dwelling

155 WD/2018/2537/F – 19 Manor Park Road, Hailsham

Hailsham Town Council supports the application

156 WD/2018/2543/MAJ – Oaklands, Ersham Road, Hailsham

Hailsham Town Council has the following comments:

The Town Council would prefer the 2no. extra affordable houses to be social housing and not affordable as defined by the National Planning Policy Framework

Please can Wealden District Council confirm that the additional dwellings have sufficient foul drainage capacity

The Town Council observes that the proposed detailed location of the roundabout will require the re-location of services (gas, BT, sub station) which may result in this element not being built, for financial reasons

The roundabout should be designed for the 3 utilities to remain in situ, to be located in the central island

The Town Council considers that the roundabout would preclude heavy goods vehicles from entering The Diplocks from South Road. This decision does not facilitate the free movement of traffic in conjunction with large lorries and articulated vehicles

157 WD/2018/2594/MRM – 116 London Road, Hailsham

Hailsham Town Council supports the application

158 WD/2018/2496/RM – Land Adjoining Peppers, Amberstone, Hailsham

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Hailsham Town Council has no objections

Councillor P. Holbrook did not vote on the application.

159 WD/2018/2255/F - Swallowfield, Nodes Lane, Magham Down, Hailsham

Hailsham Town Council supports the application

160 WD/2018/2452/F - Land to the rear of 9 Station Road, Hailsham

The Town Council objects to the application for the following reasons:

The application is over development of the site

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

161 WD/2018/2453/F – 9 Station Road, Hailsham

Hailsham Town Council supports the application

162 WD/2018/2461/F - Grovelands C.P. School, Dunbar Drive, Hailsham

Hailsham Town Council supports the application

163 WD/2018/2609/F - 30 Howlett Drive, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2

164 WD/2018/2693/F - 19 Ersham Road, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2

165 WD/2018/2718/F- 30 The Avenue, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1 and 4.2

166 **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

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167 **Judicial Review**

To discuss the option of a judicial review

The Committee discussed the request and agreed the following proposal be put to Council:

167.1 **RESOLVED** to recommend to Council:

- i) The Planning Committee requests the Town Council appoint a Barrister to seek clarity on whether there are material planning grounds to lodge a judicial review against Wealden District Council for their approval of the major planning application on land at Old Marshfoot Farm, Marshfoot Lane, for up to 300 dwellings on the edge of the Pevensey Levels.

The reasons the Planning Committee consider that this decision to grant planning approval was illegal, are as follows:

- The planning approval was assessed on the criteria within Wealden District Council's current DRAFT local plan which at this stage carries little or no statutory weight. The application should have been assessed against the saved policies of the 1998 Wealden Local Plan, the NPPF as amended and the Wealden Core Strategy adopted in February 2013.
 - Due consideration is not given to transport. What effects movements in and out of the proposed develop will work and what effect this will have on the adjoining road network.
 - Insufficient weight is given to potential ecological effects on the bordering Pevensey Levels.
 - The design and layout did not follow Government guidance on sense of place nor the relationship with neighbouring communities and commercial facilities.
 - It is also contended that the proposal represents overdevelopment on this difficult to access and scientifically sensitive location.
- ii) The Planning Committee requests up to £5000 is allocated to seek this professional opinion

There being no further business the meeting closed at 8.30 pm Global/Minutes & Agendas/Planning

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Planning Applications

Application No: WD/2018/2543/MAJ Major application – full
Location: Oaklands, Ersham Road, Hailsham
Description: Residential development of 169 dwellings including enhanced junction and access arrangements at Ersham Road/ Coldthorn Lane, 35% affordable housing and play areas (amended scheme to WD/2014/1226/MAO and reserved matters approval WD/2017/2085/MRM)

Application No: WD/2018/2594/MRM Major application – reserved matters
Location: 116 London Road, Hailsham
Description: Reserved matters pursuant to outline permission WD/2018/0612/MAO (outline application for the demolition of the existing warehouses and the erection of a 60 bedroom care home) - full details of landscaping scheme

Application No: WD/2018/2473/F Full
Location: 143 and 145 London Road, Hailsham
Description: Construction of a new 3 bedroom detached dwelling with attached single garage including associated off road parking in rear garden

Application No: WD/2018/2496/RM Reserved Matters
Location: Land adjoining Peppers, Amberstone, Hailsham
Description: Reserved matters pursuant to application WD/2017/0479/O (outline application for the erection of one dwelling)

Application No: WD/2018/2255/F Full
Location: Swallowfield, Nodes Lane, Magham Down, Hailsham
Description: Extension and raised patio with steps
Amended plans dated 12th December 2018

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/2018/2453/F Full
Location: 9 Station Road, Hailsham
Description: Conversion of first floor into 2 no. one bedroom flats

Application No: WD/2018/2461/F Full
Location: Grovelands C.P. School, Dunbar Drive, Hailsham
Description: Proposed construction of new scout hut

Application No: WD/2018/2537/F Full

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Location: 19 Manor Park Road, Hailsham
Description: Proposed self-build dwelling

Application No: WD/2018/2609/F Full
Location: 30 Howlett Drive, Hailsham
Description: Single storey rear extension and insertion of two new windows

Application No: WD/2018/2693/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/2018/2718/F Full
Location: 30 The Avenue, Hailsham
Description: Proposed demolition of existing conservatory and construction of new rear infill extension. Roof conversion incorporating rooflights and new side window. Alteration of external materials.