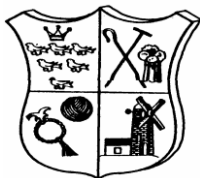


# HAILSHAM TOWN COUNCIL

## 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 in the Fleur de Lys Council Chambers, Market Square, Hailsham on Tuesday 12<sup>th</sup> October 2021 at 6.30 pm.**

PLAN/21/3x/  
94

### **Public Forum**

To deal with any questions or brief representations from members of the public relevant to the remit of the committee, in accordance with Standing Order 1. and Hailsham Town Council policy. (15 Minutes)

P Gibson from Hailsham Live was present at the meeting but did not wish to speak

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### **Present**

Councillors: P. Holbrook, Mrs B. Holbrook, J. Puttick (Chairman), Mrs A. Ricketts

Officers in attendance: K. Giddings

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### **Apologies For Absence**

Councillor D. Cottingham

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### **Declarations of Interest**

None were received

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### **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 28<sup>th</sup> September 2021 (Ref 21/3/75-93) may be confirmed as a correct record and signed by the Chairman.

99

### **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 28<sup>th</sup> September 2021**

There was no update

### **Planning Applications**

100

WD/2021/0424/MRM - Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham

Hailsham Town Council is still totally opposed to this development and is disappointed the development has been approved by Wealden District Council

As the Planning Committee has stated repeatedly, the Pevensey Levels are a RAMSAR site, SSSI and SAC and building up to 300 houses so close to them is a huge

environmental concern

The proposed development is a cramped form of development and is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998

The proposed housing mix is wrong – there is a need for more one bedroom flats on the development. This is not housing for local people

The majority building mix of four bedroom houses in the "for market sale" portion does not reflect the local requirement for properties three bedroom and smaller and in our opinion this mix should be revised

The two bedroom properties proposed for affordable housing do not meet the Wealden specifications and would need to be equipped with separate kitchens

The affordable housing should be blended within the development

The parking on site is inadequate. The Final Residential Travel Plan states:

Parking restraints: The level of parking within the site will be provided in accordance with the approved Reserved Matters Applications, to ensure sufficient parking for residents and visitors. Residents will, therefore, be aware of the level of parking available with their new home and that available within the site.

Should parking become an issue, this will be for East Sussex County Council to review and provide parking restrictions if necessary.

The Council therefore considers that parking issues are expected, and since parking is still criminalised in Wealden, East Sussex County Council would be powerless to enforce any restrictions.

The Town Council requests that disabled parking is included in the development

The Town Council is concerned at the use of a pumping station on site

Pollution from the site is also a concern and this is not being mitigated. In particular this is a concern due to the proximity of the site to the two schools

The congestion and parking problems which would be caused in the vicinity of two primary schools is of great concern as the extra traffic in the area will pose a danger to school children and also the increased pollution will affect the nearby schools – one of which is below the road level

Due to the number of parked cars on the Lane, two vehicles do not have adequate room to pass and a number of cars are driving up onto the pavement by the school to allow room to pass. The pavement width here is narrow and there has been a report of a car narrowly missing a child, which is of great concern

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?

There is also concern over any chemical sprays which will be used on site, which will seep into the Pevensey Levels and have a disastrous affect. The attenuation ponds will not be able to cope with the excess run off from the development and this run off will

cause damage to flora and fauna

In relation to the play areas proposed in the development, the Town Council would suggest metal equipment is provided rather than wooden equipment as wooden equipment does not have longevity

The Town Council would prefer to see a pathway created around the site for recreational use

Due to the cramped nature of the development, it appears there are no wildlife corridors proposed for the site. The Town Council is concerned at the affect the development will have on the wildlife in the area and would request a wildlife corridor is created,

Is the development intended to be open planned?

101 WD/2021/1971/MAO - Land at Sturton Place, Station Road, Hailsham

The Town Council's comments are as follows:

The Town Council considers the proposed application to be overdevelopment of the site. The application is therefor contrary to saved policy EN27 of the Wealden Local Plan 1998.

The Town Council would prefer a maximum of three storeys on the dwellings, rather than four storeys

The entrance and exit to the site require some form of traffic control system – the Town Council considers this to be a dangerous location for access and would prefer to see a four way traffic system or left turn only out of the development

The Town Council considers that two buildings on the development would be adequate and would suggest that Block A is removed to allow more room for car parking and more room for the entrance and exit to the site

The Town Council requests there is a link created to the Cuckoo Trail for walking or cycling to maintain a “Ten Minute Town” as stated in the Hailsham Town Council Neighbourhood Plan. This would also reduce the need for vehicle use.

P. Gibson left the meeting at 7.10 pm

102 WD/2021/2321/F - 88 Ingrams Way, 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

103 WD/2021/2369/F – 6 Woodpecker Drive, Hailsham

Hailsham Town Council supports the application

104 WD/2021/2368/F – 88 Station Road, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998

105 WD/2021/2344/F – 26 Conquest Drive, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 6.1 and 6.2

106 WD/2021/2246/LDE – Kent House, 16 Battle Road, Hailsham

Hailsham Town Council has no objections to the application

107 WD/2021/2020/F – 31 Marshfoot Lane, Hailsham

The Town Council has no objections to the application providing all materials match the existing

108 WD/2021/2277/F – Mardon, 38 Hawks Road, Hailsham

Hailsham Town Council strongly objects to the proposed application for the following reasons:

The proposed dwellings will result in overdevelopment of the site and the application is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998

The application will cause overlooking, overshadowing and be overbearing to neighbouring properties and therefore cause a negative impact on residents here. The proposed application is therefore contrary to paragraph 56 of the National Planning Policy Framework

The Town Council is also concerned about drainage problems here because of the surface water run off in the area

The Town Council would prefer to see one single storey bungalow like structure instead, to mitigate the overlooking, traffic and noise concerns raised by adjoining neighbours.

109 WD/2021/2021/RM – Lynton, Amberstone, Hailsham

Hailsham Town Council supports the application

110 WD/2021/2260/LB – Downash Manor Farm, Rickney Lane, Downash, Hailsham

Hailsham Town Council supports the application

111 WD/2021/2193/F – Downash Manor Farm, Rickney Lane, Downash, Hailsham

Hailsham Town Council supports the application

112 WD/2021/2107/F – 14 Sunningdale Close, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998

There being no further business the meeting closed at 7.40 pm Global/Minutes & Agendas/Planning

## Planning Applications

Application No: WD/2021/2321/F Full  
Location: 88 Ingrams Way, Hailsham  
Description: REMOVAL OF CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION.

Application No: WD/2021/2369/F Full  
Location: 6 Woodpecker Drive, Hailsham  
Description: PROPOSED PART IN-FILL SINGLE STOREY EXTENSION TO FRONT AND SIDE ELEVATIONS AND ASSOCIATED WORKS

Application No: WD/2021/2368/F Full  
Location: 88 Station Road, Hailsham  
Description: ERECTION OF FRONT PORCH, INTERNAL ALTERATIONS AND ASSOCIATED WORKS TO ROOF TO INCLUDE ROOFLIGHTS AND FLUE

Application No: WD/2021/0424/MRM Major application – reserved matters  
Location: Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham  
Description: RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2017/0458/MAO (OUTLINE PLANNING APPLICATION (INCLUDING DETAILS OF ACCESS) FOR DEVELOPMENT OF UP TO 300 RESIDENTIAL UNITS (INCLUDING 35% AFFORDABLE), TOGETHER WITH ASSOCIATED PUBLIC OPEN SPACE, PLAY AREAS, LANDSCAPING, INTERNAL ROADS AND PARKING, AND PROVISION OF NEW VEHICULAR ACCESS FROM MARSHFOOT LANE)  
Additional Information and documents received 3rd September 2021.

Application No: WD/2021/2344/F Full  
Location: 26 Conquest Drive, Hailsham  
Description: Front porch

Application No: WD/2021/1971/MAO Major application – outline  
Location: Land at Sturton Place, Station Road, Hailsham  
Description: OUTLINE APPLICATION FOR THE CONVERSION OF FORMER DRILL HALL TO FORM 5 RESIDENTIAL FLATS AND ASSOCIATED EXTERNAL WORKS INCLUDING REMOVAL OF MODERN EXTENSIONS AND INSERTION OF NEW DORMER WINDOWS. DEMOLITION OF REMAINING BUILDINGS AND REPLACEMENT WITH 29 NEW BUILD RESIDENTIAL FLATS AND ASSOCIATED ACCESS ALTERATIONS, CAR PARKING, REFUSE AND CYCLE STORAGE. ALL MATTERS TO BE DETERMINED EXCEPT LANDSCAPING

Application No: WD/2021/2246/LDE Lawful development – existing use  
Location: Kent House, 16 Battle Road, Hailsham  
Description: APPLICATION TO REGULARISE PORCH IN USE FOR WEATHER PROTECTION FOR ACCESS TO HOUSE.

Application No: WD/2021/2020/F Full  
Location: 31 Marshfoot Lane, Hailsham  
Description: SINGLE STOREY SIDE EXTENSION FORMING GARAGE AND UTILITY ROOM, AND FIRST FLOOR EXTENSION TO BEDROOM  
Amended plans received to reduce height of single storey side extension

Application No: WD/2021/2277/F Full  
Location: Mardon, 38 Hawks Road, Hailsham  
Description: TWO DETACHED DWELLINGS, NEW ACCESS AND ASSOCIATED WORKS

Application No: WD/2021/2021/RM Reserved Matters  
Location: Lynton, Amberstone, Hailsham  
Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2019/0077/O (OUTLINE APPLICATION FOR THE ERECTION OF THREE NEW DWELLINGS ON LAND ADJACENT TO EXISTING HOUSE INCLUDING WIDENING OF EXISTING VEHICLE ACCESS)

Application No: WD/2021/2193/F Full  
Location: Downash Manor Farm, Rickney Lane, Downash, Hailsham  
Description: DEMOLITION OF EXISTING TOILET BLOCK. INTERNAL & EXTERNAL ALTERATIONS & REPAIRS TO THE MAIN HOUSE. ERECTION OF GREENHOUSE

Application No: WD/2021/2260/LB Listed building  
Location: Downash Manor Farm, Rickney Lane, Downash, Hailsham  
Description: DEMOLITION OF EXISTING TOILET BLOCK. INTERNAL & EXTERNAL ALTERATIONS & REPAIRS TO THE MAIN HOUSE. ERECTION OF GREENHOUSE

Application No: WD/2021/2107/F Full  
Location: 14 Sunningdale Close, Hailsham  
Description: Garage conversion with new windows to front, new roof to existing bay, new doors to rear and internal alterations