

# 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 James West Centre, Brunel Drive, Hailsham**, on Tuesday 18<sup>th</sup> May 2021 at 6.30 pm.

PLAN/20/12x/  
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### **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)

In the absence of the Chairman, Councillor P. Holbrook was proposed for Chairman by Councillor D. Cottingham, seconded by Councillor Mrs A. Ricketts. All members voted in favour

A member of the public spoke against the proposed development at Land at Old Marshfoot Farm. He raised concerns over parking, the affect on wildlife, the proposed pumping station and construction lorries in this narrow lane. He raised strong concerns at the close proximity of the site to two primary schools, and advised that there had been a near miss with a vehicle and a child recently, due to the number of cars that are regularly parked along Marshfoot Lane.

L. Sparks also addressed members in relation to Land at Old Marshfoot Farm, strongly objecting to the application. She considered that the proposed development is a continuation of Town Farm in the style of housing and was opposed to the density, style and types of houses proposed. L. Sparks also raised concerns at the use of chemical sprays on the site, which will seep into the Pevensy Levels.

The architect for the single storey application for 7 Coach Barn Lane addressed the Committee regarding the application, and advised that the singly storey extension will be lower than the gutter line.

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### **Present**

Councillors: D. Cottingham, P. Holbrook (Chairman), Mrs B. Holbrook, T. Powis, Mrs A Ricketts

Officers in attendance: K. Giddings and J. Harrison

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### **Apologies For Absence**

Councillors J; Puttick and Ms A. O'Rawe

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### **Declarations of Interest**

Councillor P. Holbrook declared a personal interest in application WD/2021/0807 and 0808, The Stables, Coach Barn Lane, as he has been in discussions regarding a plaque to go on the Barn.

Councillor Holbrook also declared a personal interest in application WD/2021/0690/F- – Magham Down Farm, Old Road, Magham Down, Hailsham. as he is acquainted with the owner.

412 **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 6<sup>th</sup> April 2021 (Ref 20/12/399-407) may be confirmed as a correct record and signed by the Chairman.

413 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 6<sup>th</sup> April 2021**

K Giddings advised that the proposed development at Land adjacent to Romney, Squab Lane, Hailsham had been refused by Wealden District Council.

Members were further advised that the application for Land at Upper Horsebridge Road, Upper Horsebridge, Hailsham, had also been refused by Wealden District Council.

**Planning Applications**

414 WD/851/CM - Hailsham Household Waste Recycling Centre, Station Road, Hailsham  
Hailsham Town Council supports the application

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

Hailsham Town Council is totally opposed to this development and raises the following concerns to the reserved matters application:

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 proposed application will have a detrimental impact on neighbouring properties as it will result in a loss of privacy, loss of light and overlooking and is therefore contrary to the National Planning Policy Framework chapter 7 paragraph 56 and contrary to saved policy EN27 of the Wealden Local Plan 1998

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 is concerned at the use of a pumping station on site

Marshfoot Lane is totally unsuitable for this development as the Lane cannot support the extra traffic that will be created by this development., including any construction traffic. The application is therefore contrary to saved policy TR3 of the Wealden Local Plan 1998

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

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

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

416 WD/2021/0975/F 5 Lundy Walk, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 5.1, 5.2 and 6.1 and 6.2

417 WD/2021/1031/FR – 12 Park Gate, Amberstone, Hailsham

The Town Council Planning Committee is lead to believe the garage is 3m high.

The Town Council would suggest that the height is reduced

418 WD/2021/0998/F – 31 Pitreavie Drive, Hailsham

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

419 WD/2021/0807/F - The Stables, 7 Coach Barn Lane, 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 and saved policy HG10 of the Wealden Local Plan 1998

420 WD/2021/0808/LB - The Stables, 7 Coach Barn Lane, 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 and saved policy HG10 of the Wealden Local Plan 1998

Councillor P. Holbrook abstained from voting on the application

421 WD/2021/0412/F – 1 High Street, Hailsham

Hailsham Town Council fully supports the application

422 WD/2021/0757/F – 2 The Stiles, Hailsham

Hailsham Town Council supports the application

423 WD/2021/0863/F – 7 Barlow Place, 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

424 WD/2021/0529/F, 58 Quinnell 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

425 WD/2021/0690/F – Magham Down Farm, Old Road, Magham Down, Hailsham

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

Councillor P. Holbrook abstained from voting on the application

426 WD/2021/0220/AIR – Tesco Stores Limited, North Street, Hailsham

Hailsham Town Council supports the application

427 WD/2021/1039-F – 2 Whiffens Close, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 4.1, 4.2, 7.1 and 7.2

428 **Other Planning Matters**

Possible Diversion of Public Footpath – Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham

Hailsham Town Council has no objections to the diversion of the footpath

If there is provision for a separate cycle path next to the footpath, then the Planning Committee would like to suggest that a separate cycle path is created

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

### **Planning Applications**

Application No: WD/851/CM East Sussex County Council  
Location: Hailsham Household Waste Recycling Centre, Station Road, Hailsham  
Description: An expansion and revised layout pursuant to the existing Household Waste Recycling Centre (HWRC) Hailsham

Application No: WD/2021/0424/MRM Major application – Reserved Matters  
Location: Land at Old Marshfoot Farm, 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)

Application No: WD/2021/0975/F Full  
Location: 5 Lundy Walk, Hailsham  
Description: DEMOLITION OF SINGLE GARAGE. CONSTRUCTION OF A TWO STOREY SIDE AND FRONT EXTENSION AND FRONT PORCH

Application No: WD/2021/1031/FR Full – retrospective  
Location: 12 Park Gate, Hailsham  
Description: PART RETROSPECTIVE GARAGE

Application No: WD/2021/0998/F Full  
Location: 31 Pitreavie Drive, Hailsham  
Description: PROPOSED CONVERSION OF GARAGE TO FORM NEW RECEPTION ROOM

Application No: WD/2021/0807/F Full  
Location: The Stables, 7 Coach Barn Lane, Hailsham  
Description: SINGLE STOREY REAR EXTENSION.

Application No: WD/2021/0808/LB Listed Building Consent  
Location: The Stables, 7 Coach Barn Lane, Hailsham

Description: SINGLE STOREY REAR EXTENSION.

Application No: WD/2021/0412/F Full  
Location: 1 High Street, Hailsham  
Description: REPLACEMENT OF 7 NO. ALUMINIUM FRAMED WINDOWS TO THE REAR WITH NEW UPVC FRAMED DOUBLE GLAZED WINDOWS AND REPLACEMENT OF 5 NO. ALUMINIUM FRAMED WINDOWS TO THE FRONT WITH NEW ALUMINUM FRAMED DOUBLE GLAZED WINDOWS

Application No: WD/2021/0757/F Full  
Location: 2 The Stiles, Hailsham  
Description: PROPOSED NEW 1.8M HIGH CLOSE BOARDED FENCING SET 700MM (PLANTING BUFFER) BACK FROM THE FOOTPATH TO ENCLOSE FRONT GARDEN.

Application No: WD/2021/0863/F Full  
Location: 7 Barlow Place, Hailsham  
Description: PROPOSED LOFT CONVERSION INCLUDING ROOF LIGHTS TO FRONT ROOF SLOPE

Application No: WD/2021/0881/F Full  
Location: 39 Berkley Avenue, Hailsham  
Description: RAISE SECTION OF LOW GARDEN WALL TO A HEIGHT OF 1975MM TO MATCH ADJACEN

Application No: WD/2021/0529/F Full  
Location: 58 Quinnell Drive, Hailsham  
Description: REMOVAL OF GARAGE AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION AND NEW WOOD BURNING FLUE

Application No: WD/2021/0690/F Full  
Location: Magham Down Farm, Old Road, Magham Down, Hailsham  
Description: CONVERSION OF EXISTING SINGLE STOREY STORAGE OUTBUILDING INTO ANCILLARY GRANNY ANNEXE INCLUDING EXTENSION AND ALTERATIONS

Application No: WD/2021/0220/AIR Retrospective illuminated advertisement  
Location: Tesco Stores Limited, North Street, Hailsham  
Description: RETROSPECTIVE APPLICATION TO INSTALL LCD SCREEN & 2 X FLAG POLE SIGNS

Application No: WD/2021/1039/F Full  
Location: 2 Whiffens Close, Hailsham

Description: CONVERSION OF CONSERVATORY INTO FLAT ROOF EXTENSION AND LOFT COVERSON WITH FRONT AND REAR ROOFIIGHTS