

# 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 11<sup>th</sup> January 2022 at 6.30 pm.**

PLAN/21/5x/  
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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)

Mr I. Hann, the Planning Consultant for McCarthy and Stone, addressed the Committee in respect of the application for the Cattle Market. He advised that a public consultation has been undertaken on the proposed application. He stated that the Cattle Market will be re-located and a planning application will be put forward by the Cattle Market owners.

Mr Hann reported that locally, there is an increase in the older population. The average age of an extra care accommodation resident is mid 80's. Mr Hann advised that on the site of the proposed application there will be a residents' lounge, a bistro, landscaped gardens and a wellness suite. The facility will combat loneliness and isolation and will be managed 24 hours a day, 7 days a week.

Mr Hann further advised that the boundary wall will be repaired and retained and the existing access will be used. There are no highway safety concerns.

Mr D. Ridge, a local resident, objected to the proposed application for the Cattle Market, stating he would be very sad to see the Cattle Market go, he considered that the infrastructure was not in place to support such a development.

Mr R. Goldsmith of Hailsham Historical Society also addressed the Committee in respect of the proposed application for the Cattle Market. He objected to the application, stating that the Market Charter goes back to 1252. He advised that a new site for the Cattle Market would have to be outside the Parish, this would need parliamentary approval for the Cattle Market to be removed. He considered that the Market brings business to the rest of the Town Centre and if the Market is moved outside of the Town this business will be lost.

He further advised that the site has buildings of important historical interest. The boundary walls and the buildings date back to 1867 and the front boundary wall is of particular historical importance.

He expressed concern that if the proposed application goes ahead the front entrance will need to be widened which means some of the wall will be lost.

Mr D. Younge advised he was representing 60 people, at this meeting. He stated that

he strongly objected to the proposed application and that the scheme bears no resemblance to anything that the Town of Hailsham needs.

He stated that the development will cause overshadowing and loss of light to the neighbouring properties and cause a detrimental effect on the residents.

Mr Younge expressed great concern that there are chemicals on the site, this is shown in one of the reports, and stated that older residents will not be able to dig in their gardens as a result of the chemicals that are in the soil. He expressed concern that the contaminants in the soil may leak, possibly contaminating the water and that the toxic chemicals found to be on the site are a danger to the residents.

Councillor G. Blake Coggins also expressed great concern at the contaminants in the soil and stated that the proposed application will also have a detrimental impact on the neighbouring properties due to loss of light and overshadowing.

Councillor M. Laxton advised that the proposed application does not confirm with the Town Council's Neighbourhood Plan and queried where the zero carbon builds are?

She further stated that the loss of the market will result in a loss of heritage and culture for the Town and advised she was totally opposed to the development. She considered there was plenty of provision for the elderly due to other developments proposed in the Town and the proposed development at the Cattle Market is not needed.

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

Other Councillors Present: G. Blake Coggings, Mrs M. Laxton

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Other members of the public present: P. Gibson (Hailsham News and Talk)

Officers in attendance: K. Giddings

163 **Apologies For Absence**

None were received

164 **Declarations of Interest**

Councillor P Holbrook declared a personal interest in the application for the Cattle Market as he visits the market frequently

Councillor P Holbrook also declared a personal interest in the application for 15 Hawthylands Drive, as he is acquainted with the applicant

165 **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 21<sup>st</sup> December 2021 (Ref 21/5/148-160) may be confirmed as a correct record and signed by the Chairman.

166 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 21<sup>st</sup> December 2021**

K. Giddings gave the following update:

WD/2021/2502/F – 1 The Drive, Hailsham – the Planning Committee had objected to the application, due to overdevelopment, overlooking, parking congestion and concerns over the entrance and exit. Wealden District Council had refused the application, stating that it was not in keeping with neighbouring properties.

WD/2021/2554/F – Gildridge Farm, New Road, Magham Down – Wealden District Council had refused the application for camping pods.

### **Planning Applications**

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WD/2021/1998/MAJ – The Cattle Market, Market Street, Hailsham

The Town Council strongly objects to the proposed development for the following reasons:

There is inadequate parking on the site

The development will cause loss of light and overshadowing to neighbouring properties, causing a detrimental effect on the residents here, The application is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998

Construction lorries will cause congestion and major traffic problems in this part of the Town

The site investigations have highlighted contamination on the site and the presence of toxic chemicals in the soil. The Council is concerned that these chemicals could leak through, possibly causing water contamination. The application is therefore contrary to paragraph 120 of the National Planning Policy Framework

The Victorian structures on the site are of historical interest and the Town Council is greatly opposed to the removal of these buildings

Hailsham Town Council have applied, as have Hailsham Historical Society, to have the wall, the ticket office and the Victorian Tea Room listed. We expect a supportive outcome soon

Hailsham is a Market Town and the Market is an integral part of Hailsham and its history The Market should remain in the Town, it should not be relocated outside the Town Centre. The Market also brings business to the Town which will be lost if it is relocated outside the Town, The application is therefore contrary to paragraph 23 of the National Planning Policy Framework

The Town Council has requested that the boundary wall surrounding the site is listed and retained, and is concerned at the damage that will be caused to the wall, part of which will need to be removed, to create a larger access to the site

The application is therefore contrary to policy D1, D2, AQ1, AQ2, AQ3 and AQ4 of the Hailsham Neighbourhood Plan

The application is also contrary to saved policies TR3, EN27 of the Wealden Local Plan 1998 and paragraphs 23, 56, 109, 116, 120, 123 of the National Planning Policy Framework

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WD/2021/2982/F 15 Hawthylands 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

- 169 WD/2021/2966/F – 45 St Marys Avenue, Hailsham  
Hailsham Town Council supports the application
- 170 WD/2021/2866/F – 51 Hawksley Crescent, 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
- 171 WD/2021/2991/F – Hailsham Cricket Club, Recreation Ground, Hailsham  
Hailsham Town Council supports the application
- 172 WD/2021/2788/F – Windover, Western Road, Hailsham  
Hailsham Town Council supports the application providing there are no windows on the boundary side of the extension
- 173 WD/2021/2862/F – 28 Paul Close, Hailsham  
Members were advised this application had now been approved by Wealden District Council so no further comments were needed
- 174 WD/2021/2888/F – 14 Sunningdale Close, Hailsham  
Hailsham Town Council supports the application
- 175 WD/2021/2379/O – 3 Swan Road, Hailsham  
Hailsham Town Council supports the application as it conforms to saved policy EN27 of the Wealden Local Plan 1998  
There being no further business the meeting closed at 7.45 pm Global/Minutes & Agendas/Planning

### **Planning Applications**

Application No: WD/2021/2982/F Full  
Location: 15 Hawthylands Drive, Hailsham  
Description: Single storey rear extension

Application No: WD/2021/2966/F Full  
Location: 45 St Marys Avenue, Hailsham  
Description: REMOVAL OF AN EXISTING G.F BEDROOM WINDOW AND REPLACE WITH A WHITE UPVC GLAZED DOOR COMPLETE WITH A CONCRETE STEP AND HANDRAIL TO ALLOW ACCESS TO GARDEN.

Application No: WD/2021/1998/MAJ Major application – full  
Location: The Cattle Market, Market Street, Hailsham  
Description: REDEVELOPMENT OF THE SITE COMPRISING A PART TWO AND A HALF/PART THREE STOREY BUILDING TO PROVIDE 62 NO. EXTRA CARE APARTMENTS (C2 USE) INCLUDING ASSOCIATED FACILITIES AND 17 NO. EXTRA CARE BUNGALOWS (C2 USE) WITH ANCILLARY CAR PARKING AND LANDSCAPING

Application No: WD/2021/2866/F Full  
Location: 51 Hawksley Crescent, Hailsham  
Description: Erection of a front porch on property

Application No: WD/2021/2991/F Full  
Location: Hailsham Cricket Club, Recreation Ground, Western Road, Hailsham  
Description: 3 lane open netting facility for cricket

Application No: WD/2021/2788/F Full  
Location: Windover, Western Road, Hailsham  
Description: ERECTION OF A SINGLE-STOREY SIDE EXTENSION AND CONVERSION OF A GARAGE TO A LIVING AREA.

Application No: WD/2021/2862/F Full  
Location: 28 Paul Close, Hailsham  
Description: ALTERATIONS TO FIRST FLOOR WITH REAR DORMER. Amended Plans to alter the flat roof to a pitched roof of the first floor extension to the rear.

Application No: WD/2021/2888/F Full  
Location: 14 Sunningdale Close, Hailsham  
Description: Rooflight to garage roof

Application No: WD/2021/2379/O Outline  
Location: 3 Swan Road, Hailsham  
Description: OUTLINE APPLICATION FOR THE ERECTION OF A TWO STOREY, TWO BEDROOM, END OF TERRACE HOUSE