

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 5th April 2022 at 6.30 pm.**

PLAN/21/7/
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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 Morten addressed the Committee in relation to the proposed application for Romney, Squab Lane, strongly objecting to the proposed development. Mr Morton stated that he lives directly opposite the proposed site and considered the proposals to be excessive and out of character. He stated that Squab Lane is completely the wrong area for such a development due to the lane being a single traffic lane.

Another resident of Squab Lane also addressed the Committee, also strongly objecting to the application for the development at Romney, Squab Lane. The resident questioned why a new access is proposed to be created when there is already an existing access on the site. A new access will cause damage to the hedgerow here. The resident raised further concerns regarding the drainage proposals for the site and highlighted the current problems the area already has with surface water run off, which would be exacerbated with this development and would cause flooding to the area and the local residents' gardens. Concerns at the detrimental effect the proposed application would have on the wildlife here was also raised.

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Present

Councillors: C. Bryant, D. Cottingham (Vice Chairman), Mrs J. Crittenden, P. Holbrook, Mrs B. Holbrook, J. Puttick (Chairman), S. Keogh, Mrs A. Ricketts

Officers in attendance: K. Giddings

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Apologies For Absence

Councillor Mrs J. Cook

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Declarations of Interest

Councillor P. Holbrook declared a personal interest in application WD/3450/CC – for Hailsham Community College, as he is acquainted with the builders and also a personal interest in the application WD/2022/0294/MAO – Land at Park Farm East, New Road, Hellingly, as he has carried out some building work at the Farm

216 **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 15th March 2022 (Ref 21/6xx/197-211) may be confirmed as a correct record and signed by the Chairman.

217 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 15th March 2022**

Councillor P. Holbrook advised that the application WD/2021/2277/F, Mardon, 38 Hawks Road, had been refused by Wealden District Council

Planning Applications

218 WD/2022/0234/F – Land adjacent to Romney, Squab Lane, Magham Down, Hailsham

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

Squab Lane currently has 9 properties and this application is for an extra 5 properties. Squab Lane is a small Hamlet and this is major overdevelopment of the site.

The proposed dwellings are also out of keeping with the neighbouring properties and the layout is too dense

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

The proposed development is therefore contrary to policy HAIL D1 of the Hailsham Neighbourhood Plan, policy SPO13 of the Wealden Core Strategy Local Plan 2013, the National Planning Policy Framework chapter 7 paragraph 56 and saved policy EN27 of the Wealden Local Plan 1998

The proposed application is outside of the development boundary

The proposed dwellings only have two car parking spaces each. There are no additional car parking spaces for visitors.

Squab Lane is a single track lane, extremely narrow and totally unsuitable for this development as the Lane cannot support the extra traffic that will be created by this development. The application is therefore contrary to saved policy TR3 of the Wealden Local Plan 1998

The proposed development will also have a detrimental impact on the wildlife here, particularly as the plot of land proposed for development is currently used for accommodating llamas, alpacas, goats, chickens, geese and bees. It has therefore become an unofficial wildlife reserve

The road here is also a designated footpath, and due to its rural location, Squab Lane is also used frequently by horse riders from the nearby stables, families walking with young children and extra traffic and heavy vehicles in this location will cause a danger to the riders, their horses and pedestrians, as there are minimal passing points in this Lane

The Town Council is unsure how the septic tank will be emptied, as the access here is unsuitable, with no turning space.

Local residents have stated that they suffer from low water pressure and low power supply and any development here will require the local services to be upgraded to allow for the extra demand

The Great Crested Newt Survey from April 2021 states that the pond here is unlikely to have any value for breeding for Great Crested Newts. A photo taken by a local resident in March 2022 shows the pond is not dry as shown in this report, and therefore does have value to wildlife

The site is in a SSSI impact zone

The area already has a large amount of surface water run off and the Town Council is concerned that this proposed development will create excessive water run off and flooding in the area and in resident's gardens

The Town Council would like to know why a new entrance to the site is being proposed when there is already an existing entrance? Creating an unnecessary new entrance will damage the hedgerow here

Councillor P. Holbrook abstained from voting on the application

219 WD/3450/CC – Hailsham Community College, Battle Road, Hailsham

Hailsham Town Council supports the application

220 WD/2021/2556/MAO – Woodside Park, Land South of Hailsham, A22 Polegate Bypass, Hailsham

Hailsham Town Council is concerned at the highways aspect of this development.

This is a dangerous stretch of road and larger lorries exiting this site adjacent the oncoming traffic could be hazardous

The Town Council would ask that the type of industry in this location is re-looked at, to consider light industrial only, with smaller units

The Town Council also requests that the entrance and egress of the site is re-designed, to make it safer

221 WD/2022/0467/F – 93 Lansdowne 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 and policy HAIL D2 of the Hailsham Neighbourhood Plan

222 WD/2022/0469/F – 50 London Road, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 5.1 and 5.2 and policy HAIL D2 of the Hailsham Neighbourhood Plan

223 **WD/2022/0294/MAO – Land at Park Farm East, New Road, Hellingly**

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

The proposed application of up to 360 dwellings is overdevelopment of the site as the

infrastructure is not in place for such a major development

Access should not be placed in New Road until this road is upgraded. A new roundabout is required in this location. The Town Council is concerned at the safety of this Road as there is a dangerous junction at Featherbed Lane/Amberstone

Improvements to the Boship roundabout and a proposed new roundabout at the junction of New Road Featherbed Lane and the A271 were highlighted as being required a number of years ago to allow for the developments proposed in North Hailsham and Hellingly. These upgrades have still not taken place

This proposed development will cause further traffic congestion in this already busy area

The application is therefore contrary to saved policy TR3 of the Wealden Local Plan 1998 and policy WCS7 of the Wealden Core Strategy Local Plan 2013

The Town Council is concerned that other developments in Hellingly are resulting in construction lorries passing through Hellingly Village. Wealden District Council are not enforcing the agreement that construction lorries would not pass through the Village. This is causing a danger to pedestrians

The proposed development is in a flood risk area

The proposed development is therefore contrary to policy HAIL D1 of the Hailsham Neighbourhood Plan, policy SPO13 of the Wealden Core Strategy Local Plan 2013, saved policy EN27 of the Wealden Local Plan 1998, the National Planning Policy Framework chapter 7 paragraph 56 , policy TR3 of the Wealden Local Plan 1998 and policy WCS7 of the Wealden Core Strategy Local Plan 2013

224 WD/2022/0286/F – 15 The Avenue, Hailsham

Hailsham Town Council does not object in principle to the application, but would prefer better designed plans as the poor quality of these plans have made it difficult to judge the design of the proposed extension.

The Town Council would prefer a more formal representation of the build

225 WD/2022/0039/F – 12 The Stringwalk, Hailsham

Hailsham Town Council supports the application as it conforms to policy HAIL D2 of the Hailsham Neighbourhood Plan and guidance within the Wealden Design Guide 2008 chapter 10 paragraph 7.

226 **Other Planning Matters**

Letter to the Secretary of State for Housing

Councillor Holbrook advised that a meeting to discuss the original letter sent to the Secretary of State by a number of Parish Councils was due to be discussed at a meeting in Horam later on in the week.

It was therefore agreed to place this item back on the agenda for the next planning meeting after the update from the meeting taking place in Horam

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

Planning Applications

Application No: WD/2022/0234/F Full
Location: Land adjacent to Romney, Squab Lane, Magham Down, Hailsham
Description: ERECTION OF 4 NO. 2-BEDROOM DETACHED BUNGALOWS AND 1 NO. 3-BEDROOM DETACHED CHALET BUNGALOW, WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

Application No: WD/3450/CC East Sussex County Council
Location: Hailsham Community College, Battle Road, Hailsham
Description: Variation of condition 1 of planning permission WD/3440/CC to make amendments to the route of the eastern section of the daily mile path.

Application No: WD/2021/2556/MAO Major application – outline
Location: Woodside Park, Land south of Hailsham, A22 Polegate Bypass, Hailsham
Description: DEVELOPMENT OF A NEW BUSINESS PARK, PROVIDING FOR UP TO 16,750M2 OF GROSS INTERNAL AREA FOR B1(b) and (c), B2 WITH ANCILLARY STORAGE AND OFFICE USE

Application No: WD/2022/0467/F Full
Location: 93 Lansdowne Drive, Hailsham
Description: Removal of existing garage and construction of single storey rear extension

Application No: WD/2022/0469/F Full
Location: 50 London Road, Hailsham
Description: Two storey side extension

Application No: WD/2022/0294/MAO Major application – outline
Location: Land at Park Farm East, New Road, Hellingly
Description: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FROM NEW ROAD) FOR UP TO 360 DWELLINGS, SPORTS PITCHES, ALLOTMENTS, OPEN SPACE, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, CAR PARKING, SUSTAINABLE URBAN DRAINAGE SYSTEMS, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS.

Application No: WD/2022/0286/F Full
Location: 15 The Avenue, Hailsham
Description: Erect first floor addition at side

Application No: WD/2022/0039/F Full
Location: 12 The Stringwalk, Hailsham

Description: PROPOSED EXTENDING OF CURRENT DORMER. PROPOSED REAR DORMER