

# 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 10<sup>th</sup> January 2023 at 6.30 pm.**

PLAN/22/  
4xxx/164

### **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 News was present at the meeting. but did not wish to speak.

Mrs Tester addressed the Committee in respect of the planning application for Mardon, 38 Hawks Road. She advised she was totally against the erection of a second bungalow on the site, as she stated that the building works on the site are destroying her living environment. She further advised that a second bungalow here would cause overlooking to her property and have a detrimental effect on her environment. She considered that a second bungalow here is overdevelopment of the site.

A resident of Hawthylands Road also spoke in respect of the application for 38 Hawks Road, stating that the pond here which was a breeding area for newts, has been filled in. He stated that the construction vans present for the current work to the site are blocking Hawks Road and this is having a “knock on” effect on Hawythylands Road. He further advised that the plot is too small for a second bungalow and it is over development of the site.

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### **Present**

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

Officers in attendance: K. Giddings

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### **Apologies For Absence**

None were received

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### **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 20<sup>th</sup> December 2022 (Ref 22/4xx/148-163) may be confirmed as a

correct record and signed by the Chairman.

169 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 20<sup>th</sup> December 2022**

K. Giddings reported the following:

- The application for a retail site at 84A London Road has been withdrawn (WD/2022/2863/FA)
- 1 Willow Cottages, Old Road, Magham Down, Hailsham (WD/2022/2493) – the Town Council advised they would prefer to see a pitched roof on the application. Wealden Council responded that “the Town Council’s comments are noted but false pitched roofs can have an awkward appearance and are often viewed as a worse option than a well-executed flat roof”

**Planning Applications**

170 WD/2022/2598/F – Mardon, 38 Hawks Road, Hailsham

The Town Council has always only supported the erection of one bungalow in this location. It is totally opposed to a second bungalow on the site

The Town Council strongly objects to a second bungalow for the following reasons:

The application is over development of the site and will impinge on the neighbouring properties

The proposed second bungalow will have a detrimental effect on the neighbouring properties, causing overlooking, loss of light and loss of privacy

The erection of the proposed second bungalow will cause noise and disturbance to neighbouring properties

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

This would appear to be a “back door” attempt to put a second bungalow on the site

The application is therefore contrary to 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 and policy HAIL D1 of the Hailsham Neighbourhood Plan

Councillor P. Holbrook declared a personal interest in the application and did not vote on the application

171 WD/2022/2873/O – Land at Fieldgate, off the Belfry, Hailsham

Hailsham Town Council objects to the application as it is over development of the site – there is insufficient room for 4 dwellings in this location

The application is therefore contrary to policy SPO13 of the Wealden Core Strategy Local Plan 2013, saved policy EN27 of the Wealden Local Plan 1998 and policy HAIL D1 of the Hailsham Neighbourhood Plan

172 WD/2022/3116/F – Railway Crossing Cottage, Ersham Road, Hailsham

Hailsham Town Council objects to the application as it is over development of the site

The Town Council is also concerned over the drainage issues highlighted by Wealden District Council and the management of the surface water within the site

173 WD/2022/3072/FR – 39 Summerfields Avenue, Hailsham

The Town Council has no objections to this retrospective application

The Town Council is concerned however that such a development could take place without any knowledge or checks in place by Wealden District Council

174 WD/2022/3233/LB- Downford House, George Street, Hailsham

The Town Council supports the application providing the Wealden Conservation Officer approves the work

175 WD/2022/3262/F – The Stone, Vicarage Road, Hailsham

Hailsham Town Council supports the application but would suggest that the bricks that are due to be removed are re-used on the site so all materials match the existing

176 WD/2022/1791/ F – 21 Station Road, Hailsham

Hailsham Town Council support the application

177 WD/2022/3266/F – 103 Hawks Road, Hailsham

Hailsham Town Council supports the application providing the conversion is not used as a separate dwelling to the main house

178 WD/2022/3302/F – 18 Hawthylands Road, 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 , 6.1 and 6.2

179 WD/2022/3271/F – Land between Finnoula and 42 Gleneagles Drive, Hailsham

The Town Council cannot comment on this application until further information is received, such as ecological reports, drainage reports and environmental impact reports

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### **Other Planning Matters**

#### **Ministerial Statement on changes to Planning System**

Members noted the statement

There being no further business the meeting closed at 7.45 pm Global/Minutes & Agendas/Planning

### **Planning Applications**

Application No: WD/2022/2873/O Outline  
Location: Land at Fieldgate, off the Belfry, Hailsham  
Description: Erection of four detached dwellings and creation of access with all other matters reserved

Application No: WD/2022/3116/F Full  
Location: Railway Crossing Cottage, Ersham Road, Hailsham  
Description: Proposed erection of 4 detached dwellings together with access road

Application No: WD/2022/3072/FR Full Retrospective  
Location: 39 Summerfields Avenue, Hailsham  
Description: Retrospective application for erection of 2 no. 2 bedroom flats

Application No: WD/2022/3233/LB Listed Building  
Location: Downford House, George Street, Hailsham  
Description: Reinstatement of property following localised subsidence related damage to the front of the property  
Property to be reinstated to pre-subsidence condition

Application No: WD/2022/3262/F Full  
Location: The Stone, Vicarage Road, Hailsham  
Description: Modest rear extension to existing garage

Application No: WD/2022/1791/FA Full – non compliance of condition  
Location: 21 Station Road, Hailsham

Description: VARIATION OF CONDITIONS 3 AND 4 OF WD/2021/0103/F (PROPOSED CHANGE OF USE OF EXISTING BUILDING INTO 4 FLATS) TO REPLACE APPROVED COMMUNAL CYCLE AND BIN STORAGE WITH PRIVATE COURTYARD FOR ADJOINING FLAT WITH PRIVATE BIN STORE AND SECURE STORAGE; TO INCREASE OFF-ROAD PARKING AT FRONT TO 4 SPACES AND COMMUNAL BIN AND CYCLE STORE TO REAR FOR 3 FLATS. The amended plan now shows the front car parking spaces and bin store moved back circa 600mm.

Application No: WD/2022/3266/F Full  
Location: 103 Hawks Road, Hailsham  
Description: DEMOLITION OF EXISTING CONSERVATORY. ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION AND RAISING GARAGE ROOF

Application No: WD/2022/3302/F Full  
Location: 18 Hawthylands Road, Hailsham  
Description: Single storey rear extension, new front porch and new pitched garage roof

Application No: WD/2022/2598/F Full  
Location: Mardon, 38 Hawks road, Hailsham  
Description: Detached bungalow dwelling and associated works

Application No: WD/2022/3271/F Full  
Location: Land between Finnoula and 42 Gleneagles Drive, Hailsham  
Description: Erection of a three bedroom two storey dwelling and formation of a new vehicular access