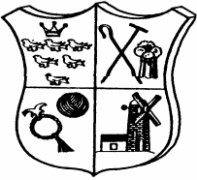


HAILSHAM TOWN COUNCIL

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 14th March 2023 at 6.30 pm.**

PLAN/22/7/
211

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

S. Wennington addressed the Committee in relation to the letter from Hailsham Forward. He asked the Committee to support the request and stated that if the Council does not make a point to recommend sports facilities are placed in the new developments, then Wealden will assume the Town Council does not require them.

212

Present

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

Officers in attendance: K. Giddings

213

Apologies For Absence

Councillor A. Ricketts

214

Declarations of Interest

Councillor J. Crittenden declared a personal interest in the application for Mill Road as she lives in Mill Road

215

Confirmation of Minutes

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 21st February 2023 (Ref 22/5x/196-210) may be confirmed as a correct record and signed by the Chairman.

216

To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 21st February 2023

K. Giddings reported the following:

WD/2022/0616/F – Land at Orchard Lane, Hailsham – the Town Council had objected to this application for two residential dwellings and Wealden Council had refused the application, stating that it was out of keeping and would have a detrimental impact on the newt conservation

WD/2022/3342/F – Suncroft, Ersham Road, Hailsham- the Town Council had supported the application for a detached single storey annexe, providing it was not sold as a separate dwelling. However Wealden Council had refused the application stating that “the size, scale, form and design of the proposed detached annexe would result in an independent form of self-contained accommodation with no reliance on the main dwelling and would be tantamount to a dwelling in its own right”.

WD/2022/3116/F – Railway Crossing Cottage – the Town Council objected to the application for 4 detached dwellings stating that it was overdevelopment, also raising concerns over drainage issues. Wealden District Council had refused the application, stating that it “would result in an unacceptable design and layout to the detriment of the character of the area”

WD/2022/3194/FR – Diplocks Farm House, Western Road, Hailsham. The Town Council had supported the application for the replacement of wooden close board boundary fence but Wealden Council had refused the application, stating that the design and materials would result in harm to the significance of the designated Heritage site.

WD/2022/0614/F – Land at Arlington Road East, Hailsham – The Town Council had requested a full ecological survey before commenting on the application and had further requested that the survey is undertaken before any building work is carried out. Wealden Council had refused the application, stating that it is out of character

Planning Applications

217 WD/2022/1812/F - Land north of and adjacent to 1 Woodside Terrace, Polegate Road, Hailsham

The Town Council has no objections

218 WD/2022/1449/MRM – Land off Mill Road, Hailsham

The Town Council objects to the proposed application as the turning circle for the buses on this bus route is not adequate – the turning circle is too tight

The Town Council agrees with East Sussex County Council’s comments in relation to the bus route

219 WD/2023/0493/F – 5 Park Close, Hailsham

Hailsham Town Council supports the application as it conforms to guidance in the

Wealden Design Guide 2008 chapter 10 paragraph 6.1 and 6.2 and Policy HAIL D2 of the Hailsham Neighbourhood Plan

220 WD/2023/0512/F – 59 South Road, Hailsham

The Town Council is concerned at the access here as vehicles cannot enter and exit in a forward gear

221 WD/2023/0515/F – The Orchard, Ersham Road, Hailsham

The Town Council objects to the application for the following reasons:

The proposed dwelling is out of keeping with neighbouring properties and does not fit in with the street scene

The dwelling is of a poor design and will be detrimental to the future wellbeing of occupants here

The application is therefore contrary to Policy HAIL D1 of the Hailsham Neighbourhood Plan, paragraph 56 and 57 of the National Planning Policy Framework, saved Policy EN27 of the Wealden Local Plan 1998 and policy SPO13 of the Core Strategy Local Plan 2013

222 WD/2023/0260/MEA – Land North of Polegate

The Town Council objects to this development as it contravenes the East Sussex County Council Transport Strategy Plan

The Town Council would like to see the comments of East Sussex Highways in relation to this development

223 WD/2022/0550/F – 182 London Road, Hailsham

The Town Council has no objections

224 WD/2023/0370/F – 27 Stroma Gardens, Hailsham

The Town Council supports the application providing there are no objections to the extension by neighbours and extension does not have a detrimental impact on neighbouring properties

225 WD/2023/0073/F - Land adjacent Barn Elms, Hailsham

Hailsham Town Council supports the application providing any overlooking windows have obscured glass

226 WD/2023/0459/F – 20 Park Gate, Hailsham

Hailsham Town Council supports the application as it conforms to guidance in the Wealden Design Guide 2008 chapter 10 paragraph 4.1 and 4.2 and Policy HAIL D2 of the Hailsham Neighbourhood Plan

227 WD/2023/0421/ F- Phoenix Academy, Marshfoot Lane, Hailsham

Hailsham Town Council supports the application

228 WD/2023/0453/F – Hailsham Service Station, 72 South Road, Hailsham

Hailsham Town Council supports the application

229 **Other Planning Matters**

Sports Facilities Infrastructure Requirements

To note the request from Hailsham Forward for Sports Facilities Infrastructure Requirements

The Committee noted the following request from Hailsham Forward:

“Hailsham Town Council adopts a policy of requesting that infrastructure is put into place for each appropriate development, either onsite or offsite as part of its planning consultation processes. The infrastructure should include water, sewerage and electricity supplies from the main networks, road and pedestrian access from the public highway and a small parking area”.

The Committee were in full support of the request. They agreed to invite S. Wennington to all future presentations with developers, so he can relay the sports facilities requirements directly to them

There being no further business the meeting closed at 7.55 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2022/1812/F Full
Location: Land north of and adjacent to 1 Woodside Terrace, Polegate Road, Hailsham
Description: ERECTION OF SINGLE RESIDENTIAL DWELLING
Amended Plans received dated 14/02/2023.

Application No: WD/2022/1449/MRM Major application - reserved matters
Location: Land off Mill Road, Hailsham
Description: RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION WD/2017/2956/MAO (ERECTION OF UP TO 220 DWELLINGS, PLUS CONVENIENCE STORE (A1 USE CLASS), PLUS PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM MILL ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.) AMENDED PLANS RECEIVED 20.02.2023I

Application No: WD/2023/0494/F Full
Location: 5 Park Close, Hailsham

Description: Proposed front porch

Application No: WD/2023/0512/F Full
Location: 59 South Road, Hailsham
Description: ALTERATION AND EXTENSION OF AN EXISTING RESIDENTIAL PROPERTY TO CREATE AN ADDITIONAL DWELLINGHOUSE WITH ASSOCIATED CURTILAGE AND WIDENING OF EXISTING ACCESS

Application No: WD/2023/0515/F Full
Location: The Orchard, Ersham Road, Hailsham
Description: ERECTION OF A SINGLE DWELLING, WITH PARKING PROVISION AND SOFT LANDSCAPE SCHEME.

Application No: WD/2023/0260/MEA Major application with environmental assessment
Location: Land North of Polegate
Description: UTLINE PLANNING PERMISSION FOR CLASS B8 DEVELOPMENT WITH ANCILLARY OFFICE SPACE; SERVICING YARDS, VAN AND CAR PARKING AREAS; NEW VEHICULAR ACCESS FROM A22; HIGHWAY ALTERATIONS TO BAY TREE LANE TO PROVIDE VEHICULAR, CYCLE/PEDESTRIAN ACCESS; ALTERATIONS TO EXISTING PUBLIC FOOTPATH; ASSOCIATED INFRASTRUCTURE INCLUDING HIGHWAYS, FOUL AND SURFACE WATER DRAINAGE WORKS, UTILITY SERVICES AND LANDSCAPING, IN ACCORDANCE WITH THE PROVISIONS OF SUBMITTED PARAMETER PLANS.

Application No: WD/2023/0550/F Full
Location: 182 London Road, Hailsham
Description: PROPOSED EXTENSION AND ALTERATIONS TO FIRST FLOOR ACCOMMODATION.

Application No: WD/2023/0370/F Full
Location: 27 Stroma Gardens, Hailsham
Description: SINGLE STOREY REAR AND SIDE EXTENSION

Application No: WD/2023/0073/F Full
Location: Land adjacent Barn Elms, A22 Polegate Road, Hailsham
Description: PROPOSED THREE BEDROOM DETACHED DWELLING WITH DETACHED OUTBUILDING

Application No: WD/2023/0459/F Full
Location: 20 Park Gate, Amberstone, Hailsham
Description: SINGLE STOREY EXTENSION TO SIDE AND REAR ELEVATIONS AND ASSOCIATED WORKS

Application No: WD/2023/0421/F Full
Location: Phoenix Academy, Marshfoot Lane, Hailsham
Description: Temporary installation of 2 no. double mobile classrooms

Application No: WD/2023/0453/F Full

Location:

Hailsham Service Station, 72 South Road, Hailsham

Description:

THE DEMOLITION OF EXISTING CAR WASH AND THE CREATION OF CHARGING ZONE, ERECTION OF EV CHARGERS, ERECTION OF CANOPY, TWO JET WASH BAYS, SUB-STATION ENCLOSURE, LV PANEL ENCLOSURE, METER CABINET AND ASSOCIATED FORECOURT WORKS.