

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 16th August 2022 at 6.30 pm.**

PLAN/22/2x/
59 **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 G. Humphrey spoke in respect of the application for 1 Woodside Terrace. He advised he was the architect for the application

He stated that the application is now for one dwelling only and it has been “approved in principle” by Wealden Council. He reported that this proposed dwelling is a similar size to a neighbouring property and will complement the adjacent building, albeit it is slightly more modern.

Mr Humphrey advised the Committee that the highways objections on the application were being looked at and he has submitted new plans to them, in relation to this.

60 **Present**

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

Officers in attendance: K. Giddings

61 **Apologies For Absence**

None were received

62 **Declarations of Interest**

Councillor P Holbrook declared a personal interest in the application WD/2022/1668/MAO – Coldthorn Barn, Coldthorn Lane, as he is acquainted with the applicant, and did not vote on the application

63

Confirmation of Minutes

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 26th July 2022 (Ref 22/2/45-58) may be confirmed as a correct record and signed by the Chairman.

64

To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 26th July 2022

K. Giddings advised of the following:

- The application WD/20220947/F for Mardon, 38 Hawks, Road, has been approved by Wealden District Council
- The application WD/2022/1423/PIP – The Shaw, South Road, has been refused by Wealden Council. The Town Council also objected to this application
- WD/2022/1611/F – Sunway, Featherbed Lane, Carters Corner, Hailsham, The Town Council planning committee supported the application providing the extension is not used as accommodation separate from the original dwelling. This application was refused by Wealden Council.
- WD/2022/1680/F – 57 Brunel Drive – the Town Council Planning Committee objected to the application and Wealden Council refused it

Planning Applications

65

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

The Town Council's Planning Committee will comment on the application once the amended plans/reports have been received from East Sussex County Council's Highways Department

N.B – after reviewing the updated report from East Sussex County Council Highways Department, the Planning Committee agreed they wished to object to the application, as they considered there are still some major highway safety concerns for this application:

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

Even in light of the updated report and now support of the application by East Sussex County Council, the Town Council is still extremely concerned over the entry and exit on to the A22 from the proposed development as this is an extremely dangerous stretch of road and motorists drive faster here than the speed limit of 60 MPH

There was a major accident in this location at the beginning of this year and one of the passengers in the car involved is still critically ill

The proposed number of car parking spaces is not sufficient for the size of the development and does not allow for visitor parking. There is, however, not sufficient room here for the three parking spaces proposed for the development. A third car attempting to park here will find there is not sufficient room to park and

this will cause a hazard when the car has to back out

The proposed application will have a negative effect on the wildlife here, including newts and roosting bats.

The application is contrary to saved policies TR3, EN27, DC17 of the Wealden Local Plan 1998, policy SPO13 of the Core Strategy Local Plan 2013 and paragraphs 56, 103, 109, 117, 123 of the National Planning Policy Framework and contrary to policy HAIL D1, HAIL D5, HAIL DS1 of the Hailsham Neighbourhood Plan

66 WD/2022/1155/F – 85 London Road, Hailsham

The 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

67 WD/2022/1791/FA – 21 Station Road, Hailsham

The Town Council is concerned that there is not sufficient room for the proposed 4 car parking spaces. There is only sufficient room for 3 car parking spaces

68 WD/2022/0505/F – 197 London Road, Hailsham

Hailsham Town Council supports the application

69 WD/2022/1251/F – 27 Pitreavie Drive, Hailsham

Hailsham Town Council supports the application providing any overlooking windows are installed with obscured glass

70 WD/2022/1442/F – Amberstone Nursery, Amberstone, 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

71 WD/2022/1985/F – 28 Harebeating 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

72 WD/2022/1981/f – 27 Hawthylands Crescent, Hailsham

Hailsham Town Council supports the application as it conforms to guidance

within the Wealden Design Guide 2008 chapter 10 paragraph 7.5 and policy HAIL D2 of the Hailsham Neighbourhood Plan

73 WD/2022/1807/F – Adams Workshop, Market Street, Hailsham

The Town Council objects to the proposed application as there is insufficient parking for this size of dwelling

74 WD/2022/0005/F – Land to the rear of 72 High Street, Hailsham

Hailsham Town Council has no objections to the application

75 WD/2022/1668/MAO – Coldthorn Barn, Coldthorn Lane, Hailsham

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

The Town Council is concerned at the traffic congestion that will occur as a result of this development

The Town Council is opposed to the conversion of the Barn into two units, it should remain as a single dwelling.

There are two ponds in the location which accommodate Great Crested Newts in the area. The newts migrate between the two ponds and this migration will be severely impacted by this development, which is proposed to be built between the two ponds

If this development is approved the Town Council would ask that they are allowed input into the design of the play area

The proposed development is contrary to policy HAIL D1, HAIL GS1, HAIL GS2 of the Hailsham Neighbourhood Plan, policy SPO13 of the Wealden Core Strategy Local Plan 2013, policy TR3 of the Wealden Local Plan 1998 and policy WCS7 of the Wealden Core Strategy Local Plan 2013

Councillor P. Holbrook abstained from voting on the application

76 WD/2022/1740/F – Diplocks Farm House, Western Road, Hailsham

Hailsham Town Council supports the application

77 WD/2022/1741/LB – Diplocks Farm House, Western Road, Hailsham

Hailsham Town Council supports the application

78 **Other Planning Matters**

S1/378 Station Road, Hailsham - Proposed s278 highway works

The Committee noted the works

Proposed telecommunications upgrade - Verge outside Capital Electrical, Diplocks Way, Hailsham

The Committee noted the upgrade

There being no further business the meeting closed at 8.20 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2022/1812/F Full
Location: Land north of and adjacent to 1 Woodland Terrace, Polegate Road, Haisham
Description: Erection of single residential dwelling

Application No: WD/2022/1155/F Full
Location: 85 London Road, Hailsham
Description: SINGLE STOREY EXTENSION TO SIDE TO CREATE GARAGE, LOFT CONVERSION WITH ROOFLIGHTS AND EXTERNAL ALTERATIONS.

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.

Application No: WD/2022/0505/F Full
Location: 197 London Road, Hailsham
Description: Provision of front bay window

Application No: WD/2022/1251/F Full
Location: 27 Pitreavie Drive, Hailsham
Description: Removal of existing sunroom conservatory and building of a two storey rear addition

Application No: WD/2022/1442/F Full
Location: Amberstone Nursery, Amberstone, Hailsham

Description: Proposed first floor rear extension

Application No: WD/2022/1985/F Full
Location: 28 Harebeating Drive, Hailsham
Description: Single storey side extension and replacement of rear garden room

Application No: WD/2022/1981/F Full
Location: 27 Hawthylands Crescent, Hailsham
Description: REMOVAL OF EXISTING 2 NO. DORMERS TO FRONT AND REPLACEMENT WITH 1 NO. ENLARGED DORMER TO FRONT

Application No: WD/2022/1807/F Full
Location: Adams Work shop, Market Street, Hailsham
Description: Construction of two storey detached dwelling

Application No: WD/2022/0005/F Full
Location: Land to the rear of 72 High Street, Hailsham
Description: REDEVELOPMENT INCLUDING DEMOLITION OF A SINGLE DETACHED BUNGALOW AND BRICK GARAGES AND THE ERECTION OF 4 NO. ONE-BEDROOM FLATS WITH PARKING AND ASSOCIATED LANDSCAPING

Application No: WD/2022/1668/MAO Major application – outline
Location: Coldthorn Barn, Coldthorn Lane, Hailsham
Description: SUBDIVISION OF EXISTING DWELLING INTO 2 NO. SEPARATE RESIDENTIAL UNITS AND ERECTION OF UP TO 32 NO. DWELLINGS, ACCESS AND OTHER ASSOCIATED INFRASTRUCTURE, INCLUDING OFF-SITE HIGHWAY WORKS.

Application No: WD/2022/1740/F Full
Location: Diplocks Farm House, Western Road, Hailsham
Description: DEMOLITION OF CONSERVATORY, ERECTION OF NEW SINGLE STOREY EXTENSION WITH GLAZED LINK AND INTERNAL ALTERATIONS

Application No: WD/2022/1741/LB Full
Location: Diplocks Farm House, Western Road, Hailsham
Description: ERECTION OF NEW SERVICE RANGE ATTACHED VIA GKLAZED LINK TO 1925 SERVICE RANGE