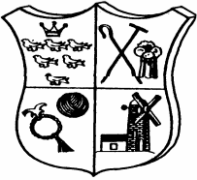


HAILSHAM TOWN COUNCIL

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 18th October 2022 at 6.30 pm.**

PLAN/22/3/
99

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 T Hamper spoke in relation to the application for Land north of and adjacent to 1 Woodside Terrace. He strongly objected to the application and advised he represented all the other objectors to the application, in his comments.

Mr Hamper stated that the application appears to have no objections by East Sussex County Council but he considered that East Sussex Council cannot object because the application “meets” criteria. He stated that the lane is dangerous and not fit for purpose for such a development. He further advised that the A22 road here is very fast, and there was a bad accident earlier in the year involving a car in which one of the passengers is still seriously injured.

In relation to the parking proposed for the site, Mr Hamper advised that on approach the driver will almost have to stop to see if the parking spaces are clear. If the parking spaces are full the driver will have to reverse onto the A22 to get back out.

Mr Hamper referred to the noise objection by Rother District Council. He further stated that some of the land does not belong to the applicant, Mrs Champion, and that no topographical survey has been undertaken. Mr Hamper stated that he has pictures of the newts on the site asked how the newts will be protected? He stated that the newts are sited where the house is due to be built.

Mr G. Humphreys, the architect for the Woodside Terrace application, stated that he would like to work with the Council to resolve any objections. He advised that the experts have been consulted and stated that the Town Council should accept their comments. Mr Humphreys further advised that he had spoken to experts in relation to the newts and bats and reported that there were no roosting bats and no newts breeding on the site. He stated that if newts are found on the site they will be protected and rehomed.

In relation to the objections raised regarding the noise levels, Mr Humphreys stated that the acoustics will be worked on.

Mrs Champion, the applicant for Land north of and adjacent to 1 Woodside Terrace, showed a picture of a newt to the Committee and advised that this was a picture of a toy newt and that she had been advised by Nature Space that sometimes toy newts are placed on a site location and pictures taken.

Mr Hamper asked whether Mrs Champion was accusing him of lying about the newts and Mrs Champion responded that she was just stating what Nature Space had said. Mrs Champion asked Mr Hamper as to how he had been able to take the photographs

on her land? She stated that he had been trespassing as he had not been given permission to go onto her land.

Mr Hamper responded that Mrs Champion had given him permission to go into her greenhouse.

The Chairman advised that the comments were not appropriate and asked both parties to refrain from making these comments.

Mrs Champion advised that in relation to the car accident, the driver was over the limit and this is why the accident had occurred. Mrs Champion finally commented, stating that there are no newts on the site.

Mr Roberts spoke in relation to the application for 1 The Drive. He advised that he was objecting to the application, along with a number of the neighbouring residents that were in attendance at the meeting. Mr Roberts advised that his main concerns were the access onto the site, and stated that East Sussex County Council had previously objected to this application.

Mr Roberts raised concerns that the access to the proposed application is dangerous as it is adjacent a well used footpath and he was concerned particularly at the danger this could pose to children using the footpath here.

Mr Roberts showed pictures to the Committee of the road and parked cars, which he felt highlighted his concerns. He advised that the previous application for a 3 bedroom bungalow has gone to appeal, and this current application is for 2 bedrooms.

Mr Roberts considered the application to be overdevelopment of the site, he stated that the entrance and exit is very difficult to see as the sight lines here are not particularly good. He further advised that the turning room for vehicles or room for emergency access is inadequate.

Councillor A. Blake Coggins also stated that the site does not have adequate room for emergency vehicles.

100

Present

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

Officers in attendance: K. Giddings

Wealden District Council: Councillor Anne Blake Coggins

101

Apologies For Absence

C. Bryant, J. Cook

102

Declarations of Interest

None were received.

103

Confirmation of Minutes

Members noted that J. Crittenden was noted as giving apologies but had been present at the meeting

D. Cottingham advised that in the comments for Land off Mill road, Hailsham, the request had been for 1 bedroom dwellings, not 2 bedroom

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 27th September 2022 (Ref 22/2xx/79-98) may be amended, confirmed as a correct

record and signed by the Chairman.

104 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 27th September 2022**

K. Giddings advised of the following:

Diplocks Farm House, Western Road, Hailsham – WD/2022/1741/LB – the Town Council had supported this application but Wealden Council had refused, stating that the work would result in less than substantial harm to the significance of the designated heritage asset

5 George Street, Hailsham WD/2022/2173/F – The Town Council had raised concerns the shop entrance is the same entrance as the entrance to the flats and advised they would prefer to see the entrance changed for security purposes, and would prefer the front entrance incorporated with the window. Wealden had responded:

The Town Council's consultation response is noted. In this instance the design of the proposed shopfront, whilst narrower overall, is representative of the other existing shopfronts which are situated within the rear of the adjacent neighbouring building at Wentworth House. Neither of the neighbouring ground floor business units have entrance doors incorporated within the shopfronts themselves and are accessed from within an internal shared foyer/corridor, itself accessed via a shared external access door as would be the case with proposed arrangement.

Planning Applications

105 WD/2022/1132/F- 1 The Drive, Hailsham

Hailsham Town Council objects to the proposed development of two bungalows as this is overdevelopment of the site and the surface water run off from the proposed development of two bungalows is a concern

The Town Council would prefer just one bungalow on the site

The public footpath adjacent the proposed access is well used and the Town Council is concerned that an access onto the site here may cause a danger to the pedestrians on the footpath

There are concerns with the entrance and exit to the site due to lack of visibility caused by the parked vans and cars near the proposed site.

The area is already prone to parking congestion and two additional dwellings will exacerbate the current parking problem here

The proposed application does not have adequate turning space for vehicles or adequate room for emergency access

The application is therefore contrary to saved policies TR3 and EN27 of the Wealden Local Plan 1998 and Policy HAIL D1 of the Hailsham Neighbourhood Plan

The Town Council would ask that all new dwellings are built in a sustainable way, with solar panels where possible, to conform to policy HAIL AQ2 of the Hailsham Neighbourhood Plan

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

Hailsham

Hailsham Town Council cannot comment on the application until the objections and concerns raised by Rother Council regarding noise and Wealden Council in relation to drainage, are resolved

After the Committee had made their comments, K. Giddings advised she wished to speak in relation to a letter from Mr Humphreys which had been placed on the Wealden planning website, which was in response to the consultees comments.

K. Giddings stated that in the letter it stated that despite requests for minutes of the meeting Mr Humphreys and his client were yet to receive them. K. Giddings advised that this comment was completely untrue as she had sent the minutes of the meeting in which the application was discussed, by email to both Mr Humphreys and Mrs Champion, on the same day she had received an email from Mrs Champion requesting the minutes.

After some discussion it was agreed that the comment in relation to not receiving the minutes was a mistake and Mr Humphreys apologised.

- 107 WD/2022/2095/F – 108 London Road, Hailsham
- Hailsham Town Council supports the application providing the materials match the existing
- 108 WD/2022/2355/F - 48 Summerheath Road, Hailsham
- Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998
- 109 WD/2022/2514/F – 1 Harebeating Close, Hailsham
- Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998
- 110 WD/2022/2493/F - 1 Willow Cottages, Old Road, Magham Down, Hailsham
- Hailsham Town Council would recommend a dummy pitch roof is placed over the flat roof
- 111 WD/2022/2505/F- 36 Archery Walk, Hailsham
- Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998
- 112 WD/2022/2316/AN – 19 Station Road, Hailsham
- Hailsham Town Council supports the application
- 113 WD/2022/2332/F – 12 Ditchling Way, 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

- 114 WD/2022/0501/O – 6 Seaview Cottages, Amberstone
- The Committee considered they could not comment on the application due to lack of detail in the application
- 115 WD/2022/2349/F – Land adjoining 167 South Road, Hailsham
- Hailsham Town Council objects to the proposed application for the following reasons:
- The application is overdevelopment of the site
- The site does not have a large enough turning space to allow vehicles to enter and exit the site in a forward gear
- There is insufficient parking on the site
- 116 WD/2022/2598/F – Mardon, 38 Hawks Road, Hailsham
- Hailsham Town Council objects to the proposed application for the following reasons:
- The Town Council has always requested that only one bungalow is built on the site
- Two dwellings here will result in overdevelopment of the site and the application is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998
- Two bungalows will be overbearing to neighbouring properties and therefore cause a negative impact on residents here. The proposed application is therefore contrary to paragraph 56 of the National Planning Policy Framework
- The Town Council is also concerned about drainage problems here because of the surface water run off in the area
- 117 WD/2022/2610/F – 1 Senlac Road, Hailsham
- Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 9.1 and 9.2
- There being no further business the meeting closed at 8.05 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2022/1132/F Full
Location: 1 The Drive, Hailsham

Description: 2 NO. NEW BUILD DETACHED BUNGALOWS ON LAND AT REAR OF 1 THE DRIVE. FORMATION OF NEW ACCESS. NEW DRIVEWAY AND VISITOR PARKING. Amended Plans from 27/09/2022

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
Additional information from 28/9/22

Application No: WD/2022/2095/F Full
Location: 108 London Road, Hailsham
Description: REAR EXTENSION, LOFT CONVERSION AND DETACHED GARAGE TO FRONT. Amended Plans from 07/10/2022

Application No: WD/2022/2355/F Full
Location: 48 Summerheath Road, Hailsham
Description: PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR AND SINGLE STOREY REAR EXTENSION WITH BALCONY OVER

Application No: WD/2022/2514/F Full
Location: 1 Harebeating Close, Hailsham
Description: SINGLE STOREY EXTENSION TO REAR ELEVATION WITH PORCH EXTENSION TO FRONT ELEVATION AND ALTERATIONS TO FENESTRATION

Application No: WD/2022/2493/F Full
Location: 1 Willow Cottages, Old Road, Magham Down, Hailsham
Description: SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND SINGLE STOREY PORCH WITH LEAN-TOO ROOF

Application No: WD/2022/2505/F Full
Location: 36 Archery Walk, Hailsham
Description: Proposed rear and side extension

Application No: WD/2022/2316/AN Non illuminated advertisement
Location: 19 Station Road, Hailsham
Description: Proposed fascia sign

Application No: WD/2022/2332/F Full
Location: 12 Ditchling Way, Hailsham
Description: Single storey rear extension

Application No: WD/2022/0501/O Outline
Location: 6 Seaview Cottages, Amberstone
Description: PROPOSED BUNGALOW SET DOWN WITHIN AREA TO THE REAR OF 6 SEA VIEW COTTAGES.

Application No: WD/2022/2349/F Full
Location: Land adjoining 167 South Road, Hailsham
Description: PROPOSED SINGLE DWELLING. ROAD CROSSING +DEPENDENT WORKS.

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

Application No: WD/2022/2610/F Full
Location: 1 Senlac Road, Hailsham
Description: Existing conservatory to be removed and replaced with new orangery extension on slightly smaller footprint