

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 21st February 2023 at 6.30 pm.**

PLAN/22/6/
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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)

A resident of Arlington addressed the Committee in respect of the application to re-locate the Cattle Market site to Land to the West of the A22 Hailsham Bypass, off Diplocks Roundabout, Hailsham. He stated he was opposed to the re-location of the Cattle Market to Arlington and that it would potentially ruin both the businesses at Knockhatch and Bushy Wood Activity Centre. He stated that the businesses had not been consulted in respect of this application. He stated that this is a greenfield site and that the traffic survey is flawed.

Mr M. Fallon from Bushey Wood Scout Camp and Activity Centre asked the Committee to reject the application due to the negative impact it will have on their business. He said that no one would wish to camp next to a livestock market.

Mr C. Jagers, Managing Director of Knockhatch Park, stated that the site here is inappropriate for a Cattle Market and there has not been any consultation with the local businesses here. He stated that traffic congestion here will be a huge problem and suggested that the Cattle Market site could be relocated to the Knights Farm site. Mr Jagers considered that if the market site is relocated in the proposed location it will destroy their business. He also raised concerns about flooding here.

Mr B. Pratt, the Chairman of the Farmers' Market, considered that if the development goes ahead, it will be the death knell for the Farmers' Market as it is not a viable site for the Farmers' Market and they will lose footfall as a result. He stated that this will then affect local producers and local people will not be able to buy local food.

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Present

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

Officers in attendance: K. Giddings

198 **Apologies For Absence**

Councillor J. Crittenden and A. Ricketts

199 **Declarations of Interest**

Councillor P. Holbrook declared a personal interest in the application to re-locate the Cattle Market site as he visits the site.

Councillors J. Puttick, C. Bryant and M. Laxton declared a personal interest in the application for Seaforth, as they are registered at the Surgery.

200 **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 31st January 2022 (Ref 22/58/181-195) may be confirmed as a correct record and signed by the Chairman.

201 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 31st January 2023**

K. Giddings reported the following:

The application WD/2022/2873/O for Land at Fieldgate, off the Belfry, Hailsham, has been refused by Wealden Council

Land at Upper Horsebridge, Hailsham - WD/2021/3029/F – for up to 28 dwellings, has been refused by Wealden Council. The Planning Committee also objected to this application

The application WD/2022/3271/F for Land between Finnoula and Gleneagles Drive, Hailsham – this has been refused by Wealden Council

WD/2022/2598/F - Mardon, 38 Hawks Road, Hailsham -the Planning Committee objected to a second bungalow on the site and Wealden Council has refused this application however the Planning Inspector has allowed the second bungalow under appeal.

C. Bryant advised that the application WD/2022/3194/F – Downsview, Hempstead Lane, Hailsham, has been called in

The appeal for Land Adjacent to Romney, Squab Lane, Magham Down, Hailsham, has been dismissed.

Planning Applications

202 WD/2022/2878/MAO - Land to the West of the A22 Hailsham Bypass, off Diplocks Roundabout, Hailsham

The Town Council is strongly opposed to the application, for the following

reasons:

This site is not a suitable location for a Cattle Market

The Town Council is concerned at the direct impact this development will have on the tourism in the area as it will have a detrimental impact on the neighbouring businesses of Bushy Wood Scout Camp and Activity Centre and Knockhatch Adventure Park

The proposed re-location of the Cattle Market to this site will adversely affect the Farmers' Market as this is not a viable location for the Farmers' Market and will result in much reduced footfall for the market traders

The proposed development here will also have a detrimental affect on the wildlife in this area.

The noise and air pollution which will be created by this development in this rural area is unacceptable

In the school holidays and in the summer season, traffic congestion builds up in this area – adverse and ad hoc parking along the A22 is a current issue in the road leading up to Knockhatch and any additional construction will exacerbate the current traffic flow and is a major risk

The Town Council is also concerned over the flood risk here, due to the surface water run off.

The Town Council suggests a more suitable location for a Cattle Market would be at the Knights Farm site

The proposed development is therefore contrary to HAIL TOU1, HAIL AQ2 and HAIL AQ4 of the Hailsham Neighbourhood Plan and Policy TR3 of the Wealden Local Plan 1998

4 members voted in favour of objecting to the application

Councillors D. Cottingham and C. Bryant abstained from voting

203 WD/2023/0311/F - 12 Ditchling Way, Hailsham

Hailsham Town Council supports the application

204 WD/2023/0101/F - Seaforth Medical Centre, Vicarage Lane, Hailsham

Hailsham Town Council supports the application

205 WD/2023/0154/TD - Land adjacent to Peppers, Amberstone, Hailsham

Hailsham Town Council supports the application

Councillor C. Bryant abstained from voting on the application

- 206 WD2023/0152/FA - Poplar Cottage, Amberstone, Hailsham
Hailsham Town Council supports the application
- 207 WD/2023/0338/F - 51 Goodwin Close, Hailsham
The Planning Committee noted that East Sussex Highways have not commented on the application
The Planning Committee cannot comment on the proposals until East Sussex Highways have assessed the risk and made Highways comments
- 208 WD/2023/0309/F - 14 Solent Crescent, Hailsham
Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 9.1, 9.2 and HAIL D2 of the Hailsham Neighbourhood Plan
- 209 60 South 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 HAIL D2 of the Hailsham Neighbourhood Plan

210 **Other Planning Matters**

NPPF Consultation

The Planning Committee noted the consultation and agreed on the comments to be submitted.

There being no further business the meeting closed at 7.40 pm Global/Minutes & Agendas/Planning

Planning Applications

- Application No: WD/2022/2878/MAO Major application – outline
Location: Land to the West of the A22 Hailsham Bypass, off Diplocks Roundabout, Hailsham
Description: Relocation of the Hailsham livestock market with associated office, café, access, parking and circulation
- Application No: WD/2022/0311/F Full
Location: 12 Ditchling Way, Hailsham
Description: SINGLE STOREY REAR EXTENSION (AMENDED ROOF TO THAT APPROVED UNDER WD/2022/2332/F)

Application No: WD/2023/0101/F Full
Location: Seaforth Medical Centre, Vicarage Lane, Hailsham
Description: INSTALLATION OF NEW TEMPORARY PORTAKABIN BUILDING CONSISTING OF 4 CONSULTING ROOMS FOR A PERIOD OF 3 YEARS TO REPLACE AN EXISTING TEMPORARY STRUCTURE.

Application No: WD/2023/0154/TD Technical Details Application
Location: Land adjacent to Peppers, Amberstone, Hailsham
Description: TECHNICAL DETAILS CONSENT APPLICATION FOR APPROVAL OF DEVELOPMENT OF TWO DETACHED DWELLINGS PURSUANT TO PLANNING IN PRINCIPLE APPROVAL REFERENCE WD/2022/1210/PIP

Application No: WD/2023/0152/FA Full – non compliance of condition
Location: Poplar Cottage, Amberstone, Hailsham
Description: VARIATION OF CONDITION 7 OF WD/2018/1243/F (REMOVAL OF EXISTING DOMESTIC GARAGE AND CONSTRUCTION OF NEW 4 BEDROOM CHALET BUNGALOW) MINOR REVISIONS TO THE ORIGINAL APPROVED DRAWINGS INCLUDING FRONT OUTRIGGER ABOVE GARAGE AND HIPPED ROOFS TO DORMERS

Application No: WD/2023/0338/F Full
Location: 51 Goodwin Close, Hailsham
Description: DROPPED KERB AND DRIVEWAY TO PROVIDE A SAFE AND SECURE PLACE TO PARK OUR CAR AND POTENTIAL ELECTRIC VEHICLE CHARGING FACILITY IN THE NEAR FUTURE.

Application No: WD/2023/0309/F Full
Location: 14 Solent Crescent, Hailsham
Description: WHITE PVCU CONSERVATORY WITH MATCH BRICKWORK ON THE REAR OF THE PROPERTY.

Application No: WD/2023/0396/F Full
Location: 60 South Road, Hailsham
Description: PROPOSED FIRST FLOOR EXTENSION