

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 25TH April 2023 at 6.30 pm.**

PLAN/22/7/
239

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)

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Present

Councillors: C Bryant, 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

Councillor S. Keogh

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Declarations of Interest

All members of the Planning Committee declared a prejudicial interest in the application for WD/2019/2685/MAJ – Land East of Battle Road, Hailsham and the Committee did not comment on the application

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Confirmation of Minutes

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 4th April 2023 (Ref 22/7/230-238) may be confirmed as a correct record and signed by the Chairman.

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To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 4th April 2023

K. Giddings reported the following:

WD/20223195/F – Downsview, Hempstead Lane – demolition of existing bungalow and erection of two units of four bedroom detached houses

This application had been supported by the Town Council but refused by Wealden Council. Wealden Council had advised that:

The application site is located adjacent Nos 1 and 2 Thatched Cottages which is a grade II listed building. The proposal fails to demonstrate an understanding of the significance of the heritage assets through development in their setting, or how the proposed development within its setting will enhance its character and appearance and better reveal its significance. The proposal, by reason of the bulk, height, siting, massing and proximity to the shared boundary, would result in a dominant and overwhelming form of development, that would fail to preserve the setting of the adjacent listed building Nos 1 and 2 Thatched Cottages. The proposal would lead to less than substantial harm to the significance of the designated heritage asset through the inappropriately located and design of development within its setting and there are no public or heritage benefits that would outweigh the harm of the proposals to the significance of the designated heritage assets

WD/2023/0512/F – 59 South Road, Hailsham – alteration and extension of an existing residential property to create an additional dwellinghouse with associated curtilage and widening of existing access

The Town Council had stated that they were concerned at the access here as vehicles cannot enter and exit in a forward gear

Wealden Council had replied with the following comments:

The Town Council's comments are acknowledged and noted. In respect of the access and parking arrangements, the Local Highway Authority have been consulted and who, subject to the imposition of conditions, do not object to the proposals on Highway Safety grounds. Having now overcome the main concerns in respect of the design from that of the previous scheme, and where there is now a lack of objection from ESCC Highways, the application is to receive the support of officers.

Planning Applications

245 WD/2023/0984/F – Old Loom Mill, Ersham Road, Hailsham

The Committee notes the variations of conditions and defers to Wealden Council for comment

246 WD/2023/101/F – 30 St Mellion Close, 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

247 WD/2023/0338/F – 51 Goodwin Close, Hailsham

The Town Council accepts East Sussex County Council's analysis and have no objections to the application

248 WD/2023/0858/F – Sturton Place, Community Health Centre, Station Road, Hailsham

The Town Council has no objections to the application

249 WD/2023/0826/F – 8 Beechwood Close, Hailsham

The Town Council has no objections to the application

250 WD/2023/0709/O – Land between nos. 131 and 145 Marshfoot lane, Hailsham

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

- i) The loss of green space
- ii) The proposed application has completely insufficient parking provision.
The Police have also highlighted concerns at the lack of parking which will result in overspill into Marshfoot Lane
- iii) The proposed application is overdevelopment of the site

The application is therefore contrary to saved policy TR3 of the Wealden Local Plan 1998, saved policy EN27 of the Wealden Local Plan 1998, policy HAIL D1 of the Hailsham Neighbourhood Plan

251 WD/2023/0699/O – Land adjacent to 154 Station Road, Hailsham

The Town Council has no objections to the application

252 WD/2023/0832/F – 36 Hawksley Crescent, Hailsham

Hailsham Town Council supports the application providing the driveway is permeable

253 WD/2023/0850/F – 40 London Road, Hailsham

Hailsham Town Council supports the application

254 WD/2019/2685/MAJ – Land East of Battle Road, Hailsham

The Town Council noted the application but did not comment as the Town Council has a prejudicial interest in the application

255 WD/2023/0968/F – Hawkswood Service Station, Hailsham

Hailsham Town Council supports the application

256 WD/2023/0677/FA – Land and Buildings at Natewood Farm, Polegate Road, Hailsham

Hailsham Town Council has no objections to the application

257 WD/2023/0987/F – 18 Hawthylands Road, Hailsham

Hailsham Town Council supports the application providing all materials match existing and providing there are no objections from neighbouring properties

258 WD/2023/0983/F -Poplar Cottage, Amberstone, Hailsham

Hailsham Town Council supports the application

There being no further business the meeting closed at 7.10 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2023/0984/MFA Major application – non compliance of condition
Location: Old Loom Mill, Ersham Road, Hailsham
Description: VARIATION OF CONDITIONS 2 & 10 AND REMOVAL OF CONDITIONS 3, 4, 5, 6, AND 13 OF WD/2020/1494/MRM (RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION WD/2017/0839/MAO (DEMOLITION OF EXISTING BUILDINGS IN B1/B8 USAGE AND CAFE AND ERECTION OF 24 NO. FAMILY HOMES))

Application No: WD/2023/1021/F Full
Location: 30 St Mellion Close, Hailsham
Description: PROPOSED REPLACEMENT SINGLE STOREY EXTENSION TO SIDE ELEVATION AND ASSOCIATED WORKS

Application No: WD/2023/0338/F Full
Location: 51 Goodwin Close, Hailsham
Description: Creation of a new vehicular access

Application No: WD/2023/0858/F Full
Location: Sturton Place, Community Health Service Centre, Station Road, Hailsham
Description: DEMOLITION OF EXISTING TWO/THREE-STOREY BUILDING TO THE SOUTH OF THE SITE (KNOWN AS THE WILLOWS), OUTBUILDING (DETACHED GARAGE) AND 1980s EXTENSION TO THE FORMER DRILL HALL, IN ACCORDANCE WITH APPLICATION NO. WD/2021/1971/MAO (OUTLINE APPLICATION FOR THE CONVERSION OF FORMER DRILL HALL TO FORM 5 RESIDENTIAL FLATS AND ASSOCIATED EXTERNAL WORKS INCLUDING REMOVAL OF MODERN EXTENSIONS AND INSERTION OF NEW DORMER WINDOWS. DEMOLITION OF REMAINING BUILDINGS AND REPLACEMENT WITH 29 NEW BUILD RESIDENTIAL FLATS AND ASSOCIATED ACCESS ALTERATIONS, CAR PARKING, REFUSE AND CYCLE STORAGE. ALL MATTERS TO BE DETERMINED EXCEPT LANDSCAPING).

Application No: WD/2023/0826/F Full
Location: 8 Beechwood Close, Hailsham
Description: Single storey rear extension

Application No: WD/2023/0709/O Outline
Location: Land between nos. 131 and 145 Marshfoot Lane, Hailsham
Description: DEVELOPMENT TO PROVIDE A NEW CARE HOME (USE CLASS C2) TOGETHER WITH ASSOCIATED LANDSCAPING, AMENITY SPACE AND PARKING WITH VEHICULAR ACCESS FROM MARSHFOOT LANE

Application No: WD/2023/0699/O Outline
Location: Land adj to 154 Station Road, Hailsham

Description: Erection of up to 9 no. dwelling houses, including access with all other matters reserved, to include a change of use of land to residential

Application No: WD/2023/0831/F Full
Location: 36 Hawksley Crescent, Hailsham
Description: Proposed new window to front elevation and existing front lawn replaced with brick paving to match existing

Application No: WD/2023/0850/F Full
Location: 40 London Road, Hailsham
Description: First floor side extension with flat roof (alternative proposal to WD/2022/0597)

Application No: WD/2019/2685/MAJ Major application - Full
Location: Land East of Battle Road, Hailsham
Description: THE ERECTION OF 95 NO DWELLINGS (35% AFFORDABLE HOUSING), TOGETHER WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING, PARKING AND CREATION OF A NEW VEHICULAR ACCESS FROM BATTLE ROAD

Application No: WD/2023/0968/F Full
Location: Hawkswood Service Station, Hailsham
Description: REPLACEMENT OF FUEL TANK, INTERCEPTORS, TANK VENTS AND OFFSET FILLS. AMENDED PARKING AND 2NO. EV BAYS

Application No: WD/2023/0677/FA Full – non compliance of condition
Location: LAND AND BUILDINGS AT NATEWOOD FARM, POLEGATE ROAD, HAILSHAM
Description: VARIATION OF CONDITION 12 OF WD/2017/2261/MAJ (PROPOSED DEMOLITION OF EXISTING FORMER FARM BUILDING AND REMOVAL OF PHOTOVOLTAIC ARRAY, INSTALLATION AND CONSTRUCTION OF COMMERCIAL UNITS (B1 B & D) AND STORAGE AND DISTRIBUTION (D8), WITH REPLACEMENT ROOF MATERIAL SOLAR ARRAY.) TO REPLACE THE ON-SITE FOUL TREATMENT PLANT WITH A FOUL PUMP STATION

Application No: WD/2023/0987/F Full
Location: 18 Hawthylands road, Hailsham
Description: 3.5M SINGLE STOREY REAR EXTENSION, NEW FRONT INFILL EXTENSION AND NEW 2.75M WIDTH SIDE EXTENSION AND NEW ROOF OVER WITH AN INCREASE OF 1.5M IN HEIGHT.

Application No: WD/2023/0983/F Full
Location: Poplar Cottage, Amberstone, Hailsham
Description: PROPOSED NEW VEHICULAR ACCESS INCLUDING DETACHED CARPORT BUILDING