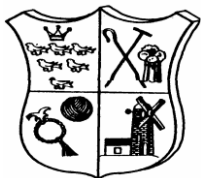


HAILSHAM TOWN COUNCIL

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 29th November 2022 at 6.30 pm.**

PLAN/22/4x
133

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. Naylor addressed the Committee in relation to the application for 84a London Road. He advised he is the owner of the building, and stated that he is proposing to knock down the existing building and replace with a convenience store. He considered there is no architectural merit to the existing building which is obsolete for modern usage. Mr Naylor stated that the proposed store will be positive from a community perspective, it will be a local store for local people, it will be well insulated and energy efficient. He further stated that most of the trips by car to the store will be already on the network, and stated he has not found evidence of any congestion on the roundabout in the area.

Mr Taylor further stated that many of the users of the store will be pedestrians on foot or residents cycling. He considered that this store is needed in this area as there are no convenience stores in this area.

Mr G White spoke against the application for 84a London Road. He advised he lives directly opposite to the location of the proposed store. He stated that the proposed retail unit is much larger than the store there at the moment. He expressed concern at the lack of parking spaces and that the delivery lorries which will be required for the store will have to park on the verges as there is not room on the proposed plans for large vehicles.

Mr White also expressed concern at the opening and closing hours of the store. He stated that this is a quiet residential area and the proposed opening hours up to 11.00 pm at night are not acceptable as this will cause increased noise, pollution and possible anti social behaviour. Mr White stated he was not opposed to development at the site, but would prefer something that is suitable for the area.

134

Present

Councillors: C Bryant, D. Cottingham (Chairman), P. Holbrook, Mrs B. Holbrook, A. Ricketts,

Officers in attendance: K. Giddings

135 **Apologies For Absence**

J. Cook, J. Puttick

136 **Declarations of Interest**

All members declared an interest in the application for the War Memorial. Members noted the application but did not comment on it

Councillor P .Holbrook declared a personal interest in 84a London Road and abstained from voting on the application

137 **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 8th November 2022 (Ref 22/4/118-132) may be confirmed as a correct record and signed by the Chairman.

138 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 8th November 2022**

K. Giddings advised of the following appeals that have been put forward:

Land adjacent to Romney, Squab lane and Mardon, 38 Hawks Road, Hailsham

Planning Applications

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

Hailsham Town Council supports the application; however the Town Council would suggest that the forward parking spaces and bin store could be moved back slightly so as not to impose on the footpath

N.B. In light of the Committee's comments the applicant adapted the plans and the Planning Committee were in favour of the new plans

140 WD/2022/2690/F – 84 A London Road, Hailsham

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

This is not a suitable site for the proposed retail unit as the proposed location is in a quiet residential area

Traffic is already congested at peak times in this area, particularly around the roundabout

The parking proposed on the site is inadequate

The site is not suitable for large delivery lorries and there is not a suitable turning space for vehicles

The opening hours from 7.00 am to 11.00 pm will cause disruption and noise to residents

The Town Council is concerned at the safety of pedestrians who will need to cross the road to get to the store, as there is no pedestrian crossing in this location

The design of the building is out of keeping with the neighbourhood

The application is therefore contrary to Policy HAIL EMP1 of the Hailsham Neighbourhood Plan and contrary to the Wealden Design Guide 2008 chapter 9 paragraphs 2.1 and 2.2

141 WD/2022/2880/F – 40 Meadow Road, Hailsham

Hailsham Town Council supports the application providing materials match the existing

142 WD/2022/2981/F- Post Office Cottage, New Road, Magham Down

Hailsham town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998

143 WD/2022/2863/F – Mardon, 38 Hawks Road, Hailsham

Hailsham town Council supports the alterations to the existing bungalow but is opposed to the erection of a second bungalow on the site

Councillor C. Bryant asked for his objections to the alterations to be noted

144 WD/2022/2952/F – Winton, Amberstone, Hailsham

Hailsham town Council supports the application

145 WD/2022/2553/F – 24 Hawkstown Gardens, Hailsham

Hailsham Town Council supports the application providing it does not encroach onto the dividing party wall

146 WD/2022/2839/F – 1 Woodpecker Drive, Hailsham

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

The application is out of keeping with the neighbouring properties

The application is over development of the site

The Town Council objects to the loss of green space in this location

The application is therefore contrary to saved policy EN27 of the Wealden Local Plan 1998, Policy SP013 of the Core Strategy Local Plan 2013, policies HAIL D1, GS1, GS2 of the Hailsham Neighbourhood Plan

147 WD/2022/2525/LB – War Memorial, High Street, Hailsham

As this is a Town Council application, members just noted the application but did not comment

There being no further business the meeting closed at 7.50 pm Global/Minutes & Agendas/Planning

Planning Applications

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. Please see Amended Plans from 25/10/2022	
Application No:	WD/2022/2690/F	Full
Location:	84A London Road, Hailsham	
Description:	DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE TO PROVIDE A CONVENIENCE RETAIL UNIT (USE CLASS E) WITH ASSOCIATED CAR PARKING, DRAINAGE AND OTHER SUPPORTING INFRASTRUCTURE.	
Application No:	WD/2022/2880/F	Full
Location:	40 Meadow Road, Hailsham	
Description:	Proposed rear and side extension	
Application No:	WD/2022/2981/F	Full
Location:	Post office Cottage, New Road, Magham Down	
Description:	PROPOSED SIDE EXTENSION WITH A MEZZANINE ABOVE .FURTHERMORE, MINOR ALTERATIONS TO THE REAR LEAN-TO CONNECTING WITH THE EXTENSION.	
Application No:	WD/2022/2863/F	Full
Location:	38 Hawks Road, Hailsham	
Description:	VARIATION OF CONDITION 15 OF WD/2022/0947/F (DETACHED DWELLING, NEW ACCESS AND ASSOCIATED WORKS) TO MSKE ADJUSTMENTS TO DWELLING DESIGN	
Application No:	WD/2022/2952/F	Full
Location:	Winton, Amberstone, Hailsham	
Description:	DEVELOPMENT OF TWO DETACHED DWELLINGS AS AN ALTERNATIVE TO WD/2018/2112/F / APP/C1435/W/19/3232687	
Application No:	WD/2022/2553/F	Full
Location:	24 Hawkstown Gardens, Hailsham	
Description:	CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION WITH RAISING OF GARAGE ROOF	

Application No: WD/2022/2839/F Full
Location: 1 Woodpecker Drive, Hailsham
Description: ERECTION OF 1NO 3 BEDROOM HOUSE

Application No: WD/2022/2525/LB Listed Building Consent
Location: War Memorial, High Street, Hailsham
Description: ADDITION OF PLAQUE FEATURING ADDITIONAL NAME TO 'REAR' SIDE
OF THE WAR MEMORIAL.