

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 31st January 2023 at 6.30 pm.**

PLAN/22/5/
181

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 M. Fallon, a representative for Bushy Wood Activity Centre, addressed the Committee in relation to the application to re-locate the Cattle Market to land to the west of the A22.

He advised he was strongly opposed to the application. He stated that the Centre is much more than just a scout camp now, it has evolved over the years and has grown and is now a fully functioning facility with large numbers attending in the summer. He expressed great concern at the impact the relocation of the Cattle Market to the proposed location would have on the Centre. He considered that placing the Cattle Market here will have a detrimental impact on the Centre and that visitors will not wish to camp next to a livestock market. He stated that this could have a knock-on effect on the Town because if less visitors are coming to the Centre then the lack of visitors will mean less people visiting the Hailsham shops. He stated that this site is not a suitable place for such a development.

D. White, representing South East Marts, stated that the current Cattle Market has evolved and progressed and all the large vehicles for the market have to come through the High Street which is no longer practical. He stated that moving the market out of the Town Centre will allow the market to continue. The current market does not meet animal welfare standards and if not moved from its current location, the market will eventually have to close.

He further advised that if the market remains where it is and fails, the economy of the Town will be damaged.

B. Pratt of Hailsham Farmers' Market spoke against the application to re-locate the Cattle Market as he felt the market should remain in the vicinity of Hailsham and that the proposed location is not appropriate as it is not near enough to the Town Centre. He stated that if the Cattle Market moves out of Town the Farmers' Market will not develop a viable footfall and will deprive the people of Hailsham to purchase local produce if it then closes.

He stated that the Farmers' Market traders are asking for a viable market site within the Centre of the Town.

Mr D. Younge stated that the proposed site is a flood risk and the access road in the proposed location can be very icy and dangerous at times. He was of the opinion that the current Cattle Market site is toxic and there will be health issues for individuals if the tarmac here is removed to create a new development.

Mr C. Jagers, the Managing Director of Knockhatch, addressed the Committee in relation to the application to re-locate the Cattle Market to land to the west of the A22. He considered that the proposed site is not an appropriate place for a Cattle Market, due to its proximity to Knockhatch, which amongst many things holds a petting farm for children. Concern was also expressed at the flooding in the area and stated that the lane is not sufficient for the amount of extra traffic and lorries the market will bring.

Mr G. Humphreys, the architect for the application for Land adjacent 1 Woodside Terrace, spoke in relation to the application and stated he was hopeful that the Council would now support the application as changes have now been made to the application, in line with the Council's requests

Mr M. Morris, of Woodside Terrace, advised he was now in favour of the proposed application for Land adjacent 1 Woodside Terrace.

182 **Present**

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

Officers in attendance: K. Giddings

183 **Apologies For Absence**

None were received

184 **Declarations of Interest**

None were received.

185 **Confirmation of Minutes**

Resolved that the Minutes of the Meeting of the Planning Committee held on Tuesday 10th January 2022 (Ref 22/4xxx/164-180) may be confirmed as a correct record and signed by the Chairman.

186 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 10th January 2023**

K. Giddings reported the following:

- WD/2022/2839/F - 1 Woodpecker Drive, Hailsham – The Committee had objected to this application and Wealden Council had also refused the application

- WD/2021/2678/MRM - Land to the West of Ersham Road, Hailsham – this application has been withdrawn

Planning Applications

187 WD/2022/1812/F – Land North of and adjacent to 1 Woodside Terrace, Polegate Road, Hailsham

Hailsham Town Council supports the application.

Councillors A. Ricketts and J. Crittenden voted against the application

188 WD/2022/2878/F – Land to the West of the A22 Hailsham Bypass, off Diplocks Roundabout, Hailsham

Members agreed to defer comments on this application until the next planning meeting on 21st February to allow for further investigation on the Hailsham Charter

Councillor C. Bryant abstained from voting on the application

189 WD/2022/3194/FR – Diplocks Farm House, Western Road, Hailsham

Hailsham Town Council supports the application

190 WD/2022/2572/RM – Land adjacent Barn Elms, A22 Polegate Road, Hailsham

Members were advised that the comments date for this application had expired and Wealden Council had approved the application

191 WD/2022/3335/F – Slyes Farm House, Rickney Lane, Downash, Hailsham

Hailsham Town Council supports the application

192 WD/2022/3342/F – Suncourt, Ersham Road, Hailsham

Hailsham Town Council supports the application providing the annexe is not sold as a separate dwelling

193 WD/2022/3194/F – Downsview, Hempstead Lane, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy EN27 of the Wealden Local Plan 1998 and policy HAIL D1 of the Hailsham Neighbourhood Plan

Councillor C. Bryant voted against the application

194 WD/2022/3145/O - The Homestead, Ersham Road, Hailsham

Hailsham Town Council objects to the application as it is overdevelopment of the site

The Town Council would prefer to see a maximum of 5 dwellings on the site as the Town Council considers that 5 dwellings are more than sufficient for a plot this size

195

Other Planning Matters

NPPF Consultation

Members agreed to defer this item to the next planning meeting

There being no further business the meeting closed at 7.45 pm Global/Minutes & Agendas/Planning

Planning Applications

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
Amended plans received 03.01.2023
Additional information from 28.9.22

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/2022/3194/FR Full – retrospective
Location: Diplocks Farm House, Western Road, Hailsham
Description: Retrospective application for replacement of wooden close board boundary fence

Application No: WD/2022/2572/RM Reserved Matters
Location: Land adjacent Barn Elms, A22 Polegate Road, Hailsham

Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2021/0748/O (OUTLINE APPLICATION FOR A PROPOSED THREE BEDROOM DETACHED BUNGALOW AND DETACHED GARAGE) - APPEARANCE AND LANDSCAPING. Details of appearance of building amended to conform with the scale and layout matters approved at the outline permission. Details of appearance of building amended to conform with the scale and layout matters approved at the outline permission. Date stamped 19/12/2022

Application No: WD/2022/3331/F Full
Location: Cablecraft Motion Controls Ltd, Diplocks Way, Hailsham
Description: Installation of 3no. roller shutters to front elevation

Application No: WD/2022/3335/F Full
Location: Syles Farmhouse, Rickney Lane, Downash
Description: CHANGE OF USE OF LAND FOR THE EXERCISING AND TRAINING OF DOGS AS AN EXTENSION TO THE FACILITY APPROVED UNDER REFERENCE WD/2020/0334/MAJ

Application No: WD/2022/3342/F Full
Location: Suncroft, Ersham Road, Hailsham
Description: Single storey rear annexe for family member

Application No: WD/2022/3195/F Full
Location: Downsvew, Hempstead Lane, Hailsham
Description: DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO UNITS OF FOUR BEDROOM DETACHED HOUSES

Application No: WD/2022/3145/O Outline
Location: The Homestead, Ersham Road, Hailsham
Description: OUTLINE APPLICATION FOR THE CONSTRUCTION OF 9 NO. HOUSES TOGETHER WITH THE FORMATION OF A NEW ACCESS AND HARD AND SOFT LANDSCAPING WORKS (ALL MATTERS RESERVED EXCEPT ACCESS AND LAYOUT).