

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 12th March 2024 at 6.30 pm.**

PLAN/23/7/
200

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)

201

Present

Councillors:, A. Blake Coggins, C Bryant (Vice Chair), J. Crittenden, P. Holbrook (Chair), M. Laxton (substituting for A. Ricketts), N. Hayes,

Officers in attendance: K. Giddings

202

Apologies For Absence

Councillor A Ricketts

203

Declarations of Interest

P. Holbrook declared a personal interest in 146 Battle Road, as he is the applicant, and left the room when his application was discussed

M. Laxton declared an interest in the application for the Diplocks building, as she is acquainted with the applicant

204

Confirmation of Minutes

Resolved that Minutes of the Meeting of the Planning Committee held on Tuesday 20th February 2024 (Ref 23/7/184-199) may be confirmed as a correct record and signed by the Chairman.

205

To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 20th February 2024

K. Giddings gave the following update:

WD/2024/0070/F - 32 Forest View, Hailsham - Wealden Council had approved the application with the following comments to Hailsham Town Council:

The Town Council's comments are noted, including that it has not objection in

principle to the outbuilding, but does not offer support to the proposed crossover. Notwithstanding this, the proposal is supported, for the reasons outlined within the Officer's report. Further to the Town Council's additional comments, the applicant has confirmed ownership of the land between the dwelling and the proposed crossover, and is responsible for its ongoing maintenance. It is also considered reasonable that the use of the garage be conditioned so that it may not be used for commercial purposes.

WD/2022/2388/MRM - Land South and West of Poplar Cottage – The Town Council had objected to the application but Wealden District Council had approved the application

Planning Applications

206 WD/2024/0131/F – Land at Ropemaker Park, Diplocks Way Industrial Estate, South Road, Hailsham

The Town Council is concerned over the increased traffic in South Road and the resulting air pollution this facility will create

The Town Council would recommend that mature, 6ft high native trees are planted the full length of the application site, especially along South Road and the entrance to the Ropemaker site

The opening hours of the restaurant must not be 24hr. The nearby McDonalds restaurant situated by the Cophall Roundabout is open 24hrs so there is not a requirement for a 24hr restaurant on this site.

The Town Council requests the opening hours are 7am to 10pm only

A "106" contribution and condition should be levied to support the costs of the delayed roundabout at BP garage/ Ersham Road which will now become more urgent with increase in traffic movement and congestion that the area currently suffers

The application must confirm to the following Hailsham Neighbourhood Plan policies :

HAIL AQ2 – sustainable design and construction
HAIL AQ3 – efficient buildings
HAIL EMP1 – employment opportunity

207 WD/2024/0316/F – 146 Battle Road, Hailsham

P. Holbrook left the meeting room at 6.50 pm and C. Bryant chaired the meeting in his absence

Hailsham Town Council supports the application as it conforms to policy HAIL D2 of the Hailsham Neighbourhood Plan

P. Holbrook returned to the meeting at 6.55 pm

- 208 WD/2024/0310/PIP – Gildredge Lodge, Magham Down, Hailsham
- Hailsham Town Council's opinions in principle have not changed however we note Wealden Council's comments and acknowledge these objections
- 209 WD/2025/0184/PIP – 20 Bellbanks Road
- Members were advised that the date for comments to be received on this application had expired and the application had been approved
- 210 WD/2024/0120/DC – 21 Vicarage Field, Hailsham
- Hailsham Town Council supports the application
- 211 WD/2024/0253/F – 42 The Holt, Hailsham
- Hailsham Town Council supports the application
- 212 WD/2024/0054/F – Railway Crossing Cottage, Ersham Road, Hailsham
- Hailsham Town Council objects to the application as it is overdevelopment of the site. The Town Council would only support two dwellings on the site
- The application is contrary to HAIL D1 of the Hailsham Neighbourhood Plan
- 4 members voted against the application
- P. Holbrook and N. Hayes voted in favour of the application
- 213 WD/2024/0347/F – Downsview, Hempstead Lane, Hailsham
- The Town Council objects to the application as it is overdevelopment of the site and does not fit in with the surrounding street scene
- The Town Council is concerned at the impact the proposed application will have on Nos 1 and 2 Thatched Cottages
- The application is contrary to policies HAIL D1 and HAIL AQ2 of the Hailsham Neighbourhood Plan
- 214 WD/2024/0435/F – Units G5 and G6 Ropemaker Park, Hailsham
- Hailsham Town Council supports the application
- 215 WD/2023/3089/F – Units 11, Diplocks Buildings, Diplocks Way, Hailsham
- Hailsham Town Council supports the application
- 216 WD/2024/0352/F – 22-24 High Street, Hailsham
- Hailsham Town Council supports the application on the condition that the frontage of the shop below the flat is brought up to standard, the same as the

other shops in the High Street. The Town Council would also request that the proposed flat is decorated to a high standard

217 WD/2024/0294/F – 182 London Road, Hailsham

Hailsham Town Council supports the application

218 **Other Planning Matters**

Proposed Base Station Upgrade at Park Road, Hailsham

Members noted the application

219 **Confidential Business**

Resolved that due to the special and confidential nature of the business about to be transacted, and possible disclosure of personal or legal information not in the public interest at the present time, the following items of business be transacted following the temporary exclusion of members of the Public and Press, in accordance with the Council's Standing Orders No. 1E.

220 **Persimmon Homes**

Members supported the proposals subject to the following amendments:

The time frame clause of 5 years to be increased to 7 years

Persimmon Homes to pay all legal costs required

If there is an access proposed at Harebeating Lane for additional houses, Persimmon Homes must seek permission for this access from every resident in Harebeating Lane.

If access is agreed at Harebeating Lane, Persimmon Homes must take over responsibility and adoption of the entirety of Harebeating Lane

There being no further business the meeting closed at 7.35 pm Global/Minutes & Agendas/Planning

Planning Applications

Application No: WD/2024/0131/F Full
Location: Land at Ropemaker Park, Diplocks Way Industrial Estate, South Road, Hailsham
Description: ERECTION OF A FREE-STANDING RESTAURANT/TAKEAWAY WITH DRIVE THRU FACILITY, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS, INCLUDING CUSTOMER ORDER DISPLAYS (COD)

Application No: WD/2024/0316/F Full
Location: 146 Battle Road, Hailsham
Description: Proposed two storey addition to form porch with WC and bedroom over

Application No: WD/2024/0310/PIP Permission in Principle
Location: Gildredge Lodge, Magham Down, Hailsham
Description: Proposed chalet bungalow on land of redundant manege

Application No: WD/2024/0184/PIP Permission in Principle
Location: 20 Bellbanks Road, Hailsham
Description: Proposed dwelling

Application No: WD/2024/0120/DC District Council application
Location: 21 Vicarage Field, Hailsham
Description: Change of use from sui generis to Class E

Application No: WD/2024/0253/F Full
Location: 42 The Holt, Hailsham
Description: Proposed external alterations to rear including new external steps and installation of new door and window

Application No: WD/2024/0054/F Full
Location: Railway Crossing Cottage, Ersham Road, Hailsham
Description: Proposed erection of 4 no. detached dwellings together with access road

Application No: WD/2024/0347/F Full
Location: Downsview, Hempstead Lane, Hailsham
Description: DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO UNITS OF FOUR BEDROOM DETACHED HOUSES INCLUDING NEW CROSSOVER

Application No: WD/2024/0435/F Full
Location: Units G5 and G6 Ropemaker Park, South Road, Hailsham
Description: Alterations to front elevation and replacement of cladding

Application No: WD/2023/3089/F Full
Location: Units 11, Diplocks Buildings, Diplocks Way, Hailsham
Description: To extend the opening hours to 7.00 am to 22.00 pm from Monday to Sunday

Application No: WD/2024/0352 Full
Location: 22-24 High Street, Hailsham
Description: PROPOSED CHANGE OF USE OF THE FIRST FLOOR FROM OFFICE (CLASS E) TO DWELLING (CLASS C3) TO CREATE A SINGLE SELF CONTAINED FLAT INCLUDING THE INSTALLATION OF 3NO. LOW PROFILE CONSERVATION STYLE ROOFLIGHTS.

Application No: WD/2024/0294/F Full
Location: 182 London Road, Hailsham
Description: PROPOSED GARDEN ROOM TO REAR ELEVATION