

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 5th September 2023 at 6.30 pm.**

PLAN/23/3x/
72 **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)

P. Gibson of Hailsham News was present at the meeting but did not wish to speak

73 **Present**

Councillors: J. Crittenden, B. Holbrook (substituting for A. Blake Coggins), P. Holbrook (Chairman), K. Nicholls, M. Laxton (substituting for A. Ricketts)

Other Councillors in attendance: G. White

Officers in attendance: K. Giddings

74 **Apologies For Absence**

Councillors C. Bryant, A. Blake Coggins, A. Ricketts

75 **Declarations of Interest**

G. White declared a personal interest in 84a London Road, Hailsham, as he lives near the site

76 **Confirmation of Minutes**

Resolved that Minutes of the Meeting of the Planning Committee held on Tuesday 15th August 2023 (Ref 23/3/54-71) may be confirmed as a correct record and signed by the Chairman.

77 **To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 15th August 2023**

K. Giddings advised the following:

WD/2022/1449/F – Land off Mill Road, Hailsham – the Town Council had objected to this development and Wealden Council had refused the development,

stating that the proposals have failed to demonstrate adequate infrastructure for the disposal of foul drainage

WD/2023/124/F – Railway Crossing Cottage -the Town Council had objected to the development, asking for only two dwellings. Wealden Council had refused the development stating that it is an unsustainable form of development

Planning Applications

78 WD/2023/203/F - 84a London Road, Hailsham

The Town Council accepts the installation of the doors but would not support a retail development here. There should only be parking for 2 cars on the site, as per the previous East Sussex County Council recommendations

G. White left the meeting at 6.55 pm

79 WD/2023/1656/F – Units 3 and 5, and land at Hailsham Retail Park, Diplocks Way, Hailsham

In principle, the Town Council supports the application, but would like to raise the following concerns and considerations:

There is insufficient car parking on the site

The Town Council requests a cycle path/connecting path from Pine Way to the site

The development is not on the bus route – there is no public transport here so the Town Council would like to see provision for a bus route in this location

The Town Council requests low lighting in the car park area

Bike racks to be included on the site

The Town Council would prefer the construction vehicles to enter the site from the A22 as opposed to Diplocks Way

Mature trees need to be planted on site to aid the additional pollution created by the development

The Town Council would request a sustainable development here, in line with the Hailsham Neighbourhood Plan policies of sustainable design and construction and high energy efficient buildings, policies HAIL AQ2 and AQ3.

The Town Council looks forward to seeing detailed plans of the community toilets

80 WD/2023/2020/MRM – Sturton Place Community Health Service Centre, Station Road, Hailsham

The Town Council would like to raise the following considerations on the

proposed application:

Car parking is insufficient on the site

The Town Council requests there is a link created to the Cuckoo Trail for walking or cycling to maintain a "Ten minute Town" as stated in the Hailsham Town Council Neighbourhood Plan. This would also reduce the need for vehicle use

Mature trees need to be planted on site to aid the additional pollution created by the development

The Town Council would prefer access to the back of the site onto Tesco Supermarket site

81 WD/2023/1581/F – Poole Farm House, South Road, Hailsham

The Town Council supports the application and would like the existing hedge to remain

82 WD/2023/2082/F – 58 Ersham Road, Hailsham

The Town Council supports the application providing materials match the existing

83

WD/2023/2052/F – Former Bibby's Mill Site, Land at Station Road Industrial Estate, Station Road, Hailsham

The Town Council would like to raise the following considerations on the proposed application:

The Town Council requests electric vehicle charging points in the car park in line with policy HAIL AQ1 of the Hailsham Neighbourhood Plan

Who will maintain the public wild park? Will the Town Council be approached to maintain the park?

Mature trees need to be planted on site to aid the additional pollution created by the development

Access needs to be provided onto the Cuckoo Trail – there is no access point shown on the proposed maps onto the Cuckoo Trail

The Town Council requests the development conforms with policy HAIL SD2 of the Hailsham Neighbourhood Plan

84 **Public Spaces Protection Order**

Members noted the extension of the Order

There being no further business the meeting closed at 7.55 pm Global/Minutes & Agendas/Planning

Planning Applications

- Application No: WD/2023/1656/F Full
Location: UNITS 3 & 5 AND LAND AT HAILSHAM RETAIL PARK, DIPLOCKS WAY, HAILSHAM
Description: EXTERNAL ALTERATIONS TO ELEVATIONS ASSOCIATED WITH THE AMALGAMATION OF UNIT 3 WITH PART OF UNIT 5 AND CHANGE OF USE TO ACCOMMODATE A FOODSTORE, INCLUDING EXTENSION TO THE REAR OF THE PREMISES, REMOVAL OF MEZZANINE FLOORSPACE, ALTERATIONS TO CAR PARK INCLUDING PROVISION OF EV CHARGING POINTS, PROVISION OF NEW SUBSTATION AND OTHER ASSOCIATED WORKS.
- Application No: WD/2023/2020/MRM Major application – reserved matters
Location: STURTON PLACE COMMUNITY HEALTH SERVICE CENTRE, STATION ROAD, HAILSHAM
Description: RESERVED MATTERS (LANDSCAPING) PURSUANT TO OUTLINE APPLICATION 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/2023/2053/F Full
Location: 84a London Road, Hailsham
Description: INSTALLATION OF DOUBLE DOORS IN PLACE OF WINDOW IN WEST ELEVATION IN CONJUNCTION WITH INTERNAL ALTERATIONS TO, AND REFURBISHMENT OF, EXISTING BUILDING (USE CLASS E)
- Application No: WD/2023/1581/F Full
Location: Poole Farm House, South Road, Hailsham
Description: Construction of a new dwelling
- Application No: WD/2023/2082/F Full
Location: 58 Ersham Road, Hailsham
Description: Proposed dormer window to front roof slope
- Application No: WD/2023/2052/MAO Major application – outline
Location: FORMER BIBBY'S MILL SITE, LAND AT STATION ROAD INDUSTRIAL ESTATE, STATION ROAD, HAILSHAM,
Description: OUTLINE PLANNING FOR THE DEVELOPMENT OF LAND AT STATION ROAD INDUSTRIAL ESTATE FOR UP TO 2,658SQM (GIA) COMMERCIAL E(G) FLOOR SPACE WITH ASSOCIATED CAR PARKING, ACCESS AND PUBLIC WILD PARK