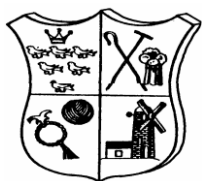


HAILSHAM TOWN COUNCIL

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 7th November 2023 at 6.30 pm.**

PLAN/23/4x
x/115

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)

None were present

K. Giddings read a letter from Clear Blue Developments LTD in relation to the application WD/2023/2246/F – Land Off Amberstone (to the rear of the Laurels and Lyton) The letter asked the Planning Committee to re-consider their objections to the application

The Committee agreed they did not wish to alter their objections to the application.

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Present

Councillors: C. Bryant (Vice Chairman), P. Holbrook (Chairman), B. Holbrook (substituting for A. Blake Coggins), A. Ricketts

Officers in attendance: K. Giddings

117

Apologies For Absence

Councillors J. Crittenden, N. Hayes, K. Nicholls

118

Declarations of Interest

None were received

119

Confirmation of Minutes

Resolved that Minutes of the Meeting of the Planning Committee held on Tuesday 17th October 2023 (Ref 23/4x/105-114) may be confirmed as a correct record and signed by the Chairman.

120

To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 17th October 2023

K. Giddings reported that the proposed application for 1 The Drive, Hailsham - 2 no. new build detached bungalows on land at rear of 1 The Drive - formation of new access. new driveway and visitor parking had been taken to appeal

Planning Applications

121

WD/2023/2445/MRM - Land off Mill Road, Hailsham – Phase 1

The split of the development into 2 phases does not change the objections of the Town Council

Hailsham Town Council is strongly opposed to the application for the following reasons:

The Town Council is concerned at the surface water run off and flooding that will be created by this development

The Town Council is also concerned at the possible contamination of the Pevensey Levels, due to foul sewerage that may enter the Pevensey Levels.

This application should be considered jointly with the Marshfoot Lane development as the Marshfoot Lane development is adjoining into the same sewerage pipeline as this development

The Town Council requests that the number of houses are reduced and would request that the application is reduced to the original curtilage of the development

The proposed application will have a detrimental effect on the wildlife and environment here, polluting the environment. The trees on the site help absorb some of the surface water run off and should not be removed, in particular the two oak trees on the site.

The area is home to many species of wildlife, including woodpeckers, bats, and owls and this application will have a negative and detrimental effect on the wildlife here. There are also protected species on the site including newts.

A 2 meter footpath is required on the proposed application including around the convenience store.

The convenience store proposed on the application should be designed in a style more suited to a Village, rather than the current style

The housing mix is inadequate, requiring more 2 bedroom flats.

The affordable housing should be “pepper potted” around the site

The proposed development is therefore contrary to policy HAIL D1, Policy HAIL GS1, and Policy HAIL GS3 of the Hailsham Neighbourhood Plan, Policy SPO13 of the Wealden Core Strategy Local Plan 2013, saved policy EN27 of the Wealden Local Plan 1998, and policy WCS7 of the Wealden Core Strategy Local Plan 2013

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123 WD/2023/0709/MAO – Land between no. 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
- iii) There should also be an ambulance parking bay on site
- iv) The Police have also highlighted concerns at the lack of parking which will result in overspill into Marshfoot Lane
- v) The proposed application is overdevelopment of the site
- vi) Marshfoot Lane is completely inadequate for this development as it is too narrow
- vii) The development is not sustainable, in line with the Hailsham Neighbourhood Plan policies of sustainable design and construction and high energy efficient buildings, policies HAIL AQ2 and AQ3.

The application is 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

124 WD/2023/2165/FR – Peppers, Amberstone, Hailsham

Hailsham Town Council notes East Sussex Council's Highways concerns and will wait for their further comments

125 WD/2023/2564/F – 16 Harebeating Crescent, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 7.1 and 7.5 and HAIL D2 of the Hailsham Neighbourhood Plan

126 WD/2023/2334/TD – Clock House, Provence, Western Road, Hailsham

Hailsham Town Council note the application

127 WD/2023/2498/F – The Laurels, 39 Hawks Road, Hailsham

Hailsham Town Council supports the application

128 WD/2023/2466/ F – 6 Virburnum Way, Hailsham

Hailsham Town Council supports the application as it conforms to guidance within the Wealden Design Guide 2008 chapter 10 paragraphs 9.1 and 9.2 and policy HAIL D2 of the Hailsham Neighbourhood Plan

129 WD/2023/2463/F – 4 South Close, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998 and policy HAIL D2 of the Hailsham Neighbourhood Plan

130 WD/2023/2632/PIP – Gassons Farm, Rickney Lane, Hailsham

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

- i) The design is too cramped
- ii) The Town Council objects to the loss of green space/agricultural space
- iii) The Town council is concerned at the surface water run off

The application is contrary to policy HAIL D1 and HAIL GS1 of the Hailsham Neighbourhood Plan, Policy SPO13 of the Core Strategy Local Plan 2013 and saved policy EN27 of the Wealden Local Plan 1998

131 WD/2023/2615/F – 4 Lavender Close, Hailsham

Hailsham Town Council supports the application as it conforms to saved policy HG10 of the Wealden Local Plan 1998 and policy HAIL D2 of the Hailsham Neighbourhood Plan

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

Planning Applications

Application No: WD/2023/2445/MRM Major application – reserved matters
Location: Land off Mill Road, Hailsham – Phase 1
Description: RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE ERECTION OF 49 NO. DWELLINGS, CONVENIENCE STORE (A1 USE CLASS), PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE PURSUANT TO WD/2017/2956/MAO (OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 220 DWELLINGS, PLUS CONVENIENCE STORE (A1 USE CLASS), PLUS PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM MILL ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS)

Application No: WD/2023/2446/MRM Major application – reserved matters
Location: Land off Mill Road, Hailsham – Phase 2
Description: RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE ERECTION OF 171 NO. DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE PURSUANT TO WD/2017/2956/MAO (OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 220 DWELLINGS, PLUS CONVENIENCE STORE (A1 USE CLASS), PLUS PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM MILL ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS).

Application No: WD/2023/0709/MAO Major application – outline
Location: Land between no.s 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 (ALL MATERS UNDER CONSIDERATION OTHER THAN APPEARANCE)

Application No: WD/2023/2165/FR Full – retrospective
Location: Peppers, Amberstone, 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 (ALL MATERS UNDER CONSIDERATION OTHER THAN APPEARANCE)

Application No: WD/2023/2564/F Full
Location: 16 Harebeating Crescent, Hailsham
Description: PROPOSED SIDE DORMER TO CREATE NEW BEDROOM AND BATHROOM AT FIRST FLOOR LEVEL

Application No: WD/2023/2334/TD Technical Details Application
Location: Clock House, Provence, Western Road, Hailsham
Description: TECHNICAL DETAILS CONSENT APPLICATION FOR APPROVAL OF THE DEMOLITION OF THE EXISTING DWELLING 'CLOCK HOUSE' AND REDEVELOPMENT OF THE SITE TO PROVIDE X2 DETACHED DWELLINGS PURSUANT TO PLANNING IN PRINCIPLE APPROVAL REFERENCE WD/2023/1189/PIP

Application No: WD/2023/2498/F Full
Location: The Laurels, 39 Hawks Road, Hailsham
Description: EXISTING EXTERNAL RENDER TO BE REPLACED WITH NEW OFF WHITE COMPOSITE WEATHERBOARDING CLADDING ALONG WITH REPLACEMENT WHITE WINDOWS.

Application No: WD/2023/2466/F Full
Location: 6 Virburnum Way, Hailsham
Description: Conservatory to rear elevation

Application No: WD/2023/2463/F Full
Location: 4 South Close, Hailsham
Description: PROPOSED CONVERSION OF GARAGE TO HABITABLE ROOM, INCLUDING CHANGING GARAGE DOOR TO WINDOW.

Application No: WD/2023/2632/PIP Full
Location: Gassons Farm, Rickney Lane, Hailsham
Description: PROPOSED DEMOLITION OF 800 SQ.M. OF EXISTING REDUNDANT FARM BUILDINGS AND ERECTION OF 4 NO. RESIDENTIAL UNITS WITH GARAGES

Application No: WD/2023/2615/F Full
Location: 4 Lavender Close, Hailsham
Description: Proposed garage conversion with insertion of 2 windows

