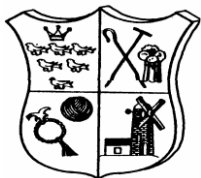


HAILSHAM TOWN COUNCIL

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 Town Council Offices, Fleur de Lys Meeting Room, Market Street, Hailsham on Tuesday 21ST July 2026 at 6.30 pm**

PLAN/26/2/
24

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)

Two of the beneficiaries of Falkenvil, Saltmarsh Lane, addressed the Committee in relation to the retrospective application at the site. The Committee were advised that the new storage area has been positioned very close to the buildings. Concern was raised that this building had been erected without planning permission and further concerns were raised that this could be a potential fire hazard.

25

Present

Councillors: A. Blake Coggins, C. Bryant (Chair), J. Crittenden, D. Chapman, P. Holbrook (Vice Chair), K. Nicholls, A. Ricketts

Officers in attendance: K. Giddings

26

Apologies For Absence

None were received

27

Declarations of Interest

D Chapman declared a personal interest in WD/2026/2839/F as he is acquainted with the owners of Falkenvil, Saltmarsh Lane

28

Confirmation of Minutes

Resolved that Minutes of the Meeting of the Planning Committee held on Tuesday 30th June 2026 may be confirmed as a correct record and signed by the Chairman.

Proposer – D. Chapman Seconded – P. Holbrook

29

To receive an update about progress of resolutions from the last meeting of the Planning and Development Committee on 30th June 2026

Members noted that the application for Adams Workshop, Market Street, Hailsham (WD/2026/0777/F) had been refused

30

Update on the proposed Pelican Crossing – A271 Amberstone

Councillor P. Soane from East Sussex County Council updated the Committee in relation to discussions that had taken place on the requested pelican crossing on the A271, at a County Council meeting on the 20th July.

P. Soane advised that East Sussex County Council cannot fund a pelican crossing here, as it does not meet the required criteria.

Members agreed to continue to investigate possible options for funding this crossing.

Planning Applications

31

WD/2026/0423/O – Land adjacent to Waldernheath, Amberstone, Hailsham

The Town Council notes that the splays here have now been fixed

However, Hailsham Town Council still strongly objects to the proposed application as the Council has major concerns over the safety of the access here:

The junction in its current format is not safe - the main road here is dangerous and there has been a recent accident on this road involving two young children

A development here will force more traffic onto an already dangerous road/junction

The Town Council does not consider that a development proposal here is acceptable until the road work improvements have been completed on the junction of Featherbed Lane, Amberstone and the A271

Proposer – C. Bryant Seconder – D. Chapman

P. Holbrook abstained from voting

A. Blake Coggins, C. Bryant, J. Crittenden, D. Chapman, K. Nicholls, A. Ricketts voted in favour of the comments

32

WD/2025/2839/FR – Falkenvil, Saltmarsh Lane, Hailsham

The Town Council is concerned that a proper consultation has not taken place for this retrospective application and a building has been erected without planning permission

Hailsham Town Council is extremely concerned that there is a major fire risk here, due to the proximity of the pallet yard to the existing buildings

The work here is also causing disruption to the parking for users of the fishing lake

Proposer – D. Chapman Seconded – J Crittenden

All members voted in favour of the comments

33

WD/2026/1241/FR - 5 North Street, Hailsham

Hailsham Town Council objects to the proposed application and the loss of office space.

There is limited supply of this type of smaller office space in the Town.

Proposer – P. Holbrook Seconded – D. Chapman

All members voted in favour of the comments

34

WD/2026/1371/F – 46 Summerheath Road, Hailsham

Hailsham Town Council has no objections to the application

Proposer – K. Nicholls, Seconded – J. Crittenden

All members voted in favour of the comments

35

WD/2026/1150/MFA – Oaklands, Ersham Road, Hailsham

Hailsham Town Council objects to the removal of the Condition in relation to the omission of garages and car ports

The removal of this condition is contrary to Policy HAIL D5 of the Hailsham Neighbourhood Plan

Proposer – P. Holbrook, seconded – D. Chapman

All members voted in favour of the comments

36

WD/2026/1243/POR – Coldthorn Barn, Coldthorn Lane, Hailsham

Hailsham Town Council objects to any modification of the Section 106 Agreement, as the Agreement is in place for a reason

Proposer – K Nicholls, seconded – J. Crittenden

P. Holbrook abstained from voting

A. Blake Coggins, C. Bryant, J. Crittenden, D. Chapman, K. Nicholls, A. Ricketts voted in favour of the comments

37

Other Planning Matters

Working Group Update

There was no further update

Planning Applications

- Application No: WD/2026/0423/O Outline
Location: Land adjacent to Waldernheath, Amberstone, Hailsham
Description: OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED EXCEPT ACCESS) FOR THE ERECTION OF 9 NO. DWELLINGS.
AMENDED PLAN SITE PLAN WITH ADJUSTMENT TO PROPOSED VEHICULAR ACCESS AND RE-POSITIONING OF PROPOSED PEDESTRIAN ACCESS POSITION.
- Application No: WD/2025/2839/FR Full – retrospective
Location: Falkenvil, Saltmarsh Lane, Hailsham
Description: RETROSPECTIVE APPLICATION FOR PALLET STORAGE AND PALLET REFURBISHMENT BARN, ALONG WITH METAL SECURITY FENCING AND OFFICE WITH B8 USE FOR GENERAL STORAGE AND DISTRIBUTION. DIVERSION OF PUBLIC RIGHT OF WAY.
- Application No: WD/2026/1241/FR Full – retrospective
Location: 5 North Street, Hailsham
Description: Conversion of existing building and rear extension to form 8 no. flats
- Application No: WD/2026/1150/MFA Major application – non compliance of condition
Location: Oaklands, Ersham Road, Hailsham
Description: VARIATION/REMOVAL OF CONDITIONS 2, 4, 5, 8, 10, 12, 13, 16, 18, 19, 21 AND 24 OF WD/2018/2543/MAJ (RESIDENTIAL DEVELOPMENT OF 169 DWELLINGS INCLUDING ENHANCED JUNCTION AND ACCESS ARRANGEMENTS AT ERSHAM ROAD/COLDTHORN LANE, 35% AFFORDABLE HOUSING AND PLAY AREAS (AMENDED SCHEME TO WD/2014/1226/MAO AND RESERVED MATTERS APPROVAL WD/2017/2085/MRM)) TO ENABLE AMENDMENTS TO SITE LAYOUT TO FACILITATE DRAINAGE DESIGN, INCLUDING AMENDMENTS TO BUILDING POSITIONS, PARKING POSITIONS AND FINISHED FLOOR LEVELS; FLAT BLOCK REDESIGN; HOUSE TYPES AMENDMENTS; COMBINATION AND RE-ORIENTATION OF UNITS; AMENDMENTS TO MATERIAL PALETTE; CHANGES TO ROADWAY DESIGN/BUILDING POSITIONS; INCLUSION OF NEW SUBSTATIONS, OMISSION OF GARAGES/CAR PORTS; AND RE-WORDING OF SOME CONDITIONS TO REFLECT UPDATED MATERIAL AND MINIMISE ANY PRE-START CONDITIONS.

Application No: WD/2026/1243/POR Request to modify /discharge a section 52 or section 106 agreement

Location: Coldthorn Barn, Coldthorn Lane, Hailsham

Description: MODIFICATION OF SECTION 106 AGREEMENT (UNILATERAL UNDERTAKING) DATED 18/03/2022 ATTACHED TO PLANNING PERMISSION WD/2020/1504/MAO (OUTLINE APPLICATION FOR THE SUBDIVISION OF THE EXISTING DWELLING INTO 2 NO. SEPARATE RESIDENTIAL UNITS AND ERECTION OF UP TO 30 NO. DWELLINGS, ACCESS AND OTHER ASSOCIATED INFRASTRUCTURE, INCLUDING OFF-SITE HIGHWAY WORKS) TO ALLOW FOR MODIFICATIONS TO AFFORDABLE HOUSING REQUIREMENTS AND BUS SERVICE CONTRIBUTIONS.

Application No: WD/2026/1371/F Full

Location: 46 Summerheath Road, Hailsham

Description: DEMOLITION OF WORKSHOP AND ERECTION OF ANNEXE FOR DISABLED FAMILY MEMBER