



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 6th November 2017 at 7.00pm

Cllr. S. Mayhew (Chairman)
Cllr. K. Everett

Cllr. J. Love
Cllr. D. French

Cllr. C. Macve

IN ATTENDANCE:-

2 members of the press (1 audio recording and 1 video recording of the meeting)
1 member of the public
Linda Lewis – Administrative Assistant
Minutes taken by Linda Lewis

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to any item on the agenda.

Cllr. Macve declared a personal interest in the following applications as he knows both applicants very well:

WD/2017/2380/F 67 Browns Lane, Uckfield, TN22 1LG

WD/2017/2493/F Muthers, 2 Lewes Road, Ridgewood, Uckfield, TN22 5SL

**2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA
AT THE CHAIRMAN'S DISCRETION**

None

3.0 APOLOGIES: Apologies were received from Cllrs. D. Bennett and J. Anderson.

4.0 MINUTES

4.1 Minutes of the meeting held 16th October 2017

P209.11.17 It was **RESOLVED** that the minutes of the Plans Committee of the 16th October 2017, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

None.

5.0 PLANNING APPLICATIONS

WD/2017/2324/F 11 ROCKS PARK ROAD, UCKFIELD, TN22 2AT

Single storey front addition, internal alterations and altered fenestration to rear.

P210.11.17 It was **RESOLVED** support the application.

WD/2017/1864/F 70 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Extension to dormer and new metal flue pipe to serve wood burning stove.

P211.11.17 It was **RESOLVED** support the application.

WD/2017/2354/F RIDGEDOWN, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SJ

Single storey extension to kitchen and utility areas, including new porch and covered terrace.

P212.11.17 It was **RESOLVED** support the application.

WD/2017/2380/F 67 BROWNS LANE, UCKFIELD, TN22 1LG

Removal of existing conservatory. new ground floor rear extension and amendment to garden stairway.

P213.11.17 It was **RESOLVED** support the application.

The clerk is to advise Wealden District Council that an accompanying document to this application, addressed to the resident at 66 Browns Lane has been incorrectly referenced in the title by the agent.

WD/2017/2321/F 5 ROSE COTTAGES, NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5TE

Single storey rear extension.

P214.11.17 It was **RESOLVED** support the application.

WD/2017/2493/F MUTERS, 2 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Proposed single storey rear extension.

P215.11.17 It was **RESOLVED** support the application.

6.0 DECISION NOTICES:

Approved:

| | |
|----------------|--|
| WD/2017/0550/F | CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD, TN22 2AR |
| WD/2017/2049/F | 24 LIME CLOSE, UCKFIELD, TN22 1TE |
| WD/2016/2998/O | LAND AT PAX, RINGLES CROSS, UCKFIELD, TN22 1HQ |
| WD/2017/1667/F | MILLINGTON COURT, MILL LANE, UCKFIELD, TN22 5AZ |
| WD/2017/1867/F | 15 FAIRLIGHT, UCKFIELD, TN22 1NH |
| WD/2017/1432/F | FIRST FLOOR, 103 HIGH STREET, UCKFIELD, TN22 1RN |

Prior approval required

| | |
|----------------|---|
| WD/2017/7511/T | RELOCATION OF 12.5M TELECOMMUNICATIONS POLE APPROVED UNDER WD/2016/7508/T. HIGHWAY LAND, BROWNS LANE, LONDON ROAD, TN22 1JB |
|----------------|---|

Refused:

| | |
|-----------------|-------------------------------------|
| WD/2017/2110/FR | 111 NEVILL ROAD, UCKFIELD, TN22 1LJ |
|-----------------|-------------------------------------|

Response to Town Council:

| | |
|----------------|--|
| WD/2016/2998/O | LAND AT PAX, RINGLES CROSS, UCKFIELD, TN22 1HQ <i>The scale of development would be proportionate to other properties in the area. The site adjoins a residential development of terrace dwellings and has other single storey properties in the vicinity. The development would not have an adverse effect upon the existing character of the area. A note has been added on about sewerage connection and a condition about surface water drainage from any area of additional hardstand can be included.</i> |
|----------------|--|

| | |
|----------------|---|
| WD/2017/1813/F | 41 HIGH STREET, UCKFIELD, TN22 1AJ <i>No change of use is necessary; sandwich shops are Class A1 (retail).</i> |
|----------------|---|

| | |
|----------------|--|
| WD/2017/1432/F | FIRST FLOOR, 103 HIGH STREET, UCKFIELD, TN22 1RN <i>Class O of the GPDO is a material consideration. This use class permits changes of use from B1(a) to C3. It is only because the property is listed that this option is not available to the applicant. Class O does not consider the loss of commercial premises. The applicants have provided an e mail from Oldfield Smith Chartered Surveyors that shows that the applicants have tried to market the property and whilst able to let the ground floor</i> |
|----------------|--|

the first floor is unlikely to be occupied for its existing use due to its location on the high street and lack of parking provision.

Members noted the decision notices.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS.

WD/2017/1973/F THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ

Change of use of the ground floor from class A1 (shops) use to a flexible use comprising class A1 (shops)/ class A3 (cafe and restaurant)/ Sui Generis (veterinary practice).
Change of use of the first floor and part ground floor from class A1 (shops) to class C3 (residential) use and a side and rear extension to seed house, along with associated refuse and cycle parking spaces.

Uckfield Town Council support the application for change of use of the ground floor from class A1 (shops) to A1 and class A3 (café and restaurant).

However, the Uckfield Town Council object to the change of use of the first floor and part ground floor from class A1(shops) to class C3 (residential), as we would not want to lose valuable retail space in this central location. Members also strongly object to residential use as this area is highly liable to flooding.

WD/2017/2199/MAJ UCKFIELD COMMUNITY HOSPITAL, FRAMFIELD ROAD, UCKFIELD TN22 5AW

Proposed reconfiguration of existing hospital car park.

Uckfield Town Council support the application.

CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 - WDC Ref. WD/2017/2278/CC

TWIGLETT'S PRE-SCHOOL, DOWNSVIEW CRESCENT, UCKFIELD TN22 1UB

Variation of Condition 2 of Planning Permission Ref: WD/3353/CC to make changes to the roof design of the extension, along with changes to the adjoining canopy and ramped access.

Uckfield Town Council support the application.

Members noted the report.

8.0 TO CONSIDER A RESPONSE TO A LETTER FROM WEALDEN DISTRICT COUNCIL REGARDING THE TOWN COUNCIL'S SUGGESTION TO INTRODUCE A SURCHARGE FOR RETROSPECTIVE APPLICATION FEES

P216.11.17 After a brief discussion it was **RESOLVED** to note the report with no further action.

The meeting closed at 7.10pm