



Minutes of a meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 10<sup>th</sup> April 2017 at 7.00pm

Cllr. B. Mayhew(Chairman)  
Cllr. D. French

Cllr. K. Everett  
Cllr. C. Macve

Cllr. J. Love  
Mr. C.Boyce (Youth Member)

**IN ATTENDANCE:-**

1 member of the press  
Linda Lewis – Administrative Officer  
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. J. Love declared a personal interest in application WD/2017/0627/F 35 The Drive, Uckfield, TN22 1BY as she knows the resident of the property.  
Cllr. C. Macve declared a personal interest in application WD/2017/0698/F Jasmine Cottage, Highlands Avenue, Ridgewood, Uckfield, TN22 5TD as he knows the applicant very well.

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

No members of the public were present.

**3.0 APOLOGIES:**

Apologies for absence were received from Cllrs. J. Anderson and D. Bennett.

**4.0 MINUTES**

4.1 Minutes of the meeting held 20<sup>th</sup> March 2017

**P129.04.17** It was **RESOLVED** that the minutes of the Plans Committee of the 20<sup>th</sup> March 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/2017/0581/F 28 FRAMFIELD ROAD, UCKFIELD, TN22 5AH**

Proposed single storey rear extension.

It was noted that Wealden District Council had received one letter of objection.

**P130.04.17** It was **RESOLVED** to support the application with a condition that the side window onto Meadow Place is altered to be in keeping, by design, with those on existing side elevation.

**WD/2017/0137/F LAND ADJACENT TO 2 DOWNLAND FARM COTTAGES, SNATTS ROAD, UCKFIELD, TN22 2AP.**

Erection of field shelter/stable for the purpose of storage.

**P131.04.17** It was **RESOLVED** to support the application for the shelter/stable in the amended location.

**WD/2017/0545/F 149 ROCKS PARK ROAD, UCKFIELD, TN22 2BD**

Proposed first floor rear extension and new replacement boundary fence.

**P132.04.17** It was **RESOLVED** to object to the application due to lack of information on the extent of the fence/type of fence. Members were unable to ascertain whether the fence would be detrimental to the open plan nature of the estate which they would wish to maintain.

**WD/2017/0357/F SUITE 4 BELL WALK HOUSE, BELL WALK, UCKFIELD, TN22 5DQ**

Change of use of the first floor and part ground floor from class B1 (Business) to class D2 (Assembly and Leisure) use, installation of two lifts, along with associated plant and cycle parking.

**P133.04.17** It was **RESOLVED** to support the application.

**WD/2017/0411/LB 95A HIGH STREET, UCKFIELD, TN22 1RJ**

Replacement of damaged sandstone step with York stone step of the same colour and design as the original.

**P134.04.17** It was **RESOLVED** to support the application.

**WD/2017/0554/F 146A HIGH STREET, UCKFIELD, TN22 1AT**

Conversion of existing offices on first and second floors of existing building into three self-contained flats.

**P135.04.17** It was **RESOLVED** to object to the application on the following grounds:

- Concerns over the practicality of the bin store as identified by Waste Management and also concerns over the necessity there will be to place bins on the street, possibly overnight.
- Concerns over the lack of parking in the vicinity. The parking at Luxford field is not 24hr.
- The use of the flat roof as a terrace, for flat no 1, could be detrimental to the Beauty Room business by way of disturbance to clients.

Cllr. J. Love reiterated a personal interest in application WD/2017/0627/F 35 The Drive, Uckfield, TN22 1BY and took no part in the discussion of this application or the vote.

**WD/2017/0627/F 35 THE DRIVE, UCKFIELD, TN22 1BY**

Proposed single storey porch/shower room extension.

**P136.04.17** It was **RESOLVED** to support the application.

**WD/2017/0631/F 10 OAK TREE COURT, UCKFIELD, TN22 1TT**

Demolition of garage and single storey side and rear extension.

**P137.04.17** It was **RESOLVED** to support the application.

Cllr. C. Macve reiterated a personal interest in application WD/2017/0698/F Jasmine Cottage, Highlands Avenue, Ridgewood, Uckfield, TN22 5TD and took no part in the discussion of the application or the vote.

**WD/2017/0698/F JASMINE COTTAGE, HIGHLANDS AVENUE, RIDGEWOOD, UCKFIELD, TN22 5TD**

Proposed rear PVCU conservatory.

**P138.04.17** It was **RESOLVED** to support the application.

## 6.0 DECISIONS

### Approved:

WD/2016/3025/RM	THE COTTAGE, HEMPSTEAD ROAD, UCKFIELD, TN22 1DZ
WD/2017/0147/FR	18 BAXENDALE WAY, FERNLEY PARK, EASTBOURNE ROAD, UCKFIELD, TN22 5GD
WD/2017/0050/FA	6-7 FALMER COURT, LONDON ROAD, UCKFIELD, TN22 1HN
WD/2017/0268/FR	GREEN DIY, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL
WD/2017/0252/F	25 WILSON GROVE, UCKFIELD, TN22 2BU
WD/2017/0272/F	15 HIGH STREET, UCKFIELD, TN22 1AG
WD/2017/0262/F	15 STUMBLEWOOD CLOSE, UCKFIELD, TN22 5GA

### Response to Town Council

WD/2016/3025/RM THE COTTAGE, HEMPSTEAD ROAD, UCKFIELD, TN22 1DZ  
*The Town Council's comments are noted and repeat very similar concerns first raised in the Outline submission WD/2016/1619/O. It is the outline stage which concerns regarding the principle of the development are addressed and the response to the first two points raised remains the same being that: "The site currently features a single dwelling with a proposed net gain of three. The existing dwelling sits amongst a landholding of .14 hectares which equates to 7 dwellings per hectare (dph), which is considered very low for an urban location. With 4 dwellings on the site the density would be increased to 29 dph, which remains low for an urban location and appropriate to the mixed density seen in the locality. An appraisal of the site and the surrounding area reveals no known watercourses that would support a recommendation for refusal due to flooding issues. "Where the potential for overlooking is concerned the loss of privacy to neighbouring properties has been subject to a more detailed assessment. Further to this the applicant has provided an additional plan set to illustrate that roof level Velux windows will feature a CILL level at 1.7 metres. This is a benchmark for acceptability in permitted development (when applicable) and demonstrates that no adverse overlooking.*

### Appealed:

**Planning Inspectorate Ref: APP/C1435/D/17/3169255**

WD/2016/2250/FR 14 VIEWSWOOD PATH, UCKFIELD, TN22 1JJ

The decision notices were noted.

## 7.0 NEW PREMISES LICENCE APPLICATION

WK/201617203 SACRED CELLAR 103 HIGH STREET UCKFIELD TN22 1RN

Off sales alcohol, Tues to Friday 10:00 to 19:00hrs

Saturday 10:00 to 20:00hrs

Sunday 11:00 to 14:00hrs

**P139.04.17** It was **RESOLVED** to note the application without comment.

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

WD/2017/0082/F 79-81 HIGH STREET, UCKFIELD, TN22 1AS

Change of use from A1 (shop) to D2 (yoga studio).

Uckfield Town Council support the application.

WD/2017/0008/FR 12 MANOR WAY, UCKFIELD, TN22 1DE

Retrospective application for two wooden garden sheds.

Uckfield Town council support the application.

Premises Licence - New Application WK/201615820

Applicant : Cuckoo Sussex Ltd, Post Office Court, 75 High Street, Uckfield, East Sussex, TN22 1AP.

Uckfield Town Council support the application subject to the licensee having proper controls and systems in place.

Members noted the report.

**9.0 CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 – TWIGLETTS PRE SCHOOL, DOWNSVIEW CRESCENT, UCKFIELD, TN22 1UB**  
(WDC Ref ; WD/2017/0753/CC)

Single-storey extension to the east of the nursery building to form additional play room, toilets and covered play space with associated external works.

**P140.04.17** It was **RESOLVED** to support the application.

The meeting closed at 7.32pm.