



Minutes of a meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 25<sup>th</sup> March 2019 at 7.00pm

Cllr. Macve (Chairman)  
Cllr. J. Beesley  
Cllr. D Bennett  
Cllr. L. Eastwood

Cllr. D. French  
Cllr. J. Love  
Cllr. S. Mayhew

**IN ATTENDANCE:** -

2 members of the press - recording  
3 members of the public  
Holly Goring – Town Clerk (minuting the meeting)

**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.

Councillor. J. Love declared a personal interest in three of the applications being considered under agenda item 5.0:

WD/2019/0209/F – Land at Snatts Road, Uckfield, TN22 2AR

WD/2019/0469/F – 35, The Drive, Uckfield, TN22 1BY

WD/2019/0409/F – 98, Hunters Way, Uckfield

It had been advised that Councillor Love could contribute to comments on these planning applications but not vote.

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

None received.

**3.0 APOLOGIES**

None.

**4.0 MINUTES**

4.1 Minutes of the meeting held on 4<sup>th</sup> March 2019

**P97.03.19** It was **RESOLVED** that the minutes of the Plans Committee of the 4<sup>th</sup> March 2019, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List – none.

**5.0 PLANNING APPLICATIONS**

**WD/2019/0209/F LAND AT SNATTS ROAD, UCKFIELD, TN22 2AR**

Phased development of 1 no. rental dwelling and 3 no. self-build dwellings.

**P98.03.19** It was **RESOLVED** to object to the proposed development in Snatts Road on the grounds of:

- (i) road safety concerns – Snatts Road can be a dangerous road and this particular section is derestricted, so both the speed of traffic and poor visibility caused by nearby parked vehicles were of concern to members. The access point(s) would need to take account of this;
- (ii) the planning application falls outside the development boundary, which could therefore lead to further development in this area between Uckfield and Maresfield;
- (iii) there are concerns that neighbouring properties will be overlooked due to the gradient of the build.

**WD/2019/0329/F      SUSSEX BEDS, THE SEED HOUSE, BELL WALK, TN22 5DQ**

Installation of 3 no. new a/c units within the store and 3 no. fan units on east-facing outside wall.

**P99.03.19** It was **RESOLVED** to support this application as the new units would be placed to the side of the property backing onto the rear wall of Boots.

**WD/2019/0469/F      35 THE DRIVE, UCKFIELD, TN22 1BY**

Proposed side extension to existing kitchen.

**P100.03.19** It was **RESOLVED** to support this application for a side extension.

**WD/2019/0445/F      10 LONGBURY, UCKFIELD, TN22 5DF**

Single storey extension to south elevation and associated alterations.

**P101.03.19** It was **RESOLVED** to support this application for a single storey extension.

**WD/2019/0480/F      11 HARLANDS MEWS, UCKFIELD, TN22 5JQ**

Rear ground floor extension comprising extended kitchen/ dining/ living room.

**P102.03.19** It was **RESOLVED** to support this application for a rear ground floor extension.

**WD/2019/0478/F      28 KNIGHTS MEADOW, UCKFIELD, TN22 1UX**

Proposed first floor side extension over garage and internal alterations.

**P103.03.19** It was **RESOLVED** to support this application as there were no valid planning grounds upon which to object. Concerns were raised with the proximity of the extension to the neighbouring property and boundary wall.

**WD/2019/0409/F      98 HUNTERS WAY, UCKFIELD**

Ground floor side extension.

**P104.03.19** It was **RESOLVED** to support this application for a ground floor side extension.

**WD/2019/0532/F      6 ARUN PATH, UCKFIELD, TN22 1NL**

Loft conversion with rear flat roof dormer.

Committee members were made aware that this application had been previously refused by Wealden District Council as it had been considered an overdevelopment of the site and out of character. Members sought clarification on the extension in terms of the size and position of the dormer on the plans. Members also noted that the application did not seem to have any material or substantial changes from the first application submitted to the local planning authority in 2018.

**P105.03.19** After a lengthy discussion, with four members voting in favour, and one abstaining it was **RESOLVED** to support the application, in line with the views of the Plans Committee when the application was first considered in 2018.

## **6.0 DECISION NOTICES**

### **Approved:**

WD/2018/2763/F	11 ROMAN WAY, UCKFIELD TN22 1UY
WD/2017/1973/F	THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ
WD/2018/2765/F	17 BROWNS LANE, UCKFIELD TN22 1RY
WD/2019/0189/F	STONEWOLD, SNATTS ROAD, UCKFIELD, TN22 2AN
WD/2019/0114/F	41 VIEWS WOOD PATH UCKFIELD TN22 1JJ

**Response to Uckfield Town Council:**

WD/2017/1973/F THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ  
*The comments of the Town Council have been carefully considered. Emerging Wealden Local Plan Policy EC1 does not include retail uses in its list of safeguarded employment uses.*

*The extension does actually increase the amount of commercial floor area from the existing figure of 957sqm up to 958sqm. The greater flexibility of the proposed arrangement will ensure longevity of the site which although not primary or secondary frontage (as indicted in the emerging plan policy RUGA 16 which allows appropriate changes of use) is an important part of the town centre. The Environment Agency has been consulted on the application and do not raise objections to the proposed development. In their consultation response they set out that subject to measures set out in the flood risk assessment being applied the proposal will accord with the flood risk guidance set out in the NPPF (a condition has been recommended by officers).*

**Enforcement Notice to take effect on 5<sup>th</sup> April 2019**

LAND AT 12 CASTLE WAY, UCKFIELD

A breach of planning control (an unauthorised development) was substantially completed less than four years ago. The formation of a second-floor extension comprising the installation of a front roof-light window and the construction of a rear dormer extension.

Wealden District Council does not consider that planning permission should be given, because planning conditions could not overcome the objections to the development contained within the notice.

Compliance to the notice is required within 3 months.

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/2019/0189/F STONEWOLD, SNATTS ROAD, UCKFIELD, TN22 2AN**

Proposed single storey front and rear extensions.

*Uckfield Town Council support the application as the extensions are in accordance with the design and style of the property.*

**WD/2018/1793/F THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

**WD/2018/2154/LB THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

Change of use of residential boarding school (C2) and staff accommodation to residential (C3 use), including the formation of a new vehicular access, erection of a ground floor rear extension (orangery) and garage block, and landscaping works to create a lowered patio with stone faced gabion crates.

*Uckfield Town Council object to the application on the following grounds:*

- (1) *Concerns that new vehicular access would exacerbate the traffic problems onto the highway and also concerns over the lack of visibility that drivers would have on egress from the site.*
- (2) *Lack of information and details in the application as a whole.*
- (3) *The plan provided for the garage block does not show materials to be used which may be out of keeping with the style, design and appearance of the main building and therefore have a detrimental impact on the historical appearance of the site.*
- (4) *Information with regards to parking, provided on Clause 13 of the application is misleading as this would be affected by the Outline application no. WD/2018/1789/O.*

**WD/2018/1533/RM LAND ADJOINING 22 KELD DRIVE, TN22 5BS**

Reserved matters pursuant to outline application WD/2016/1990/O (proposed new residential development of 4-7 dwellings following the demolition of 22 Keld Drive, Uckfield). Amended plans dated 13th February in regards to change in site layout and changes to House type C.

*Uckfield Town Council object to the application for reasons previously given and as follows:*

- (1) Unable to make an informed decision due to the incomplete and lack of information regarding in particular the highway's issues;*
- (2) The mix of housing, now being 6 x 3 bedroom and 1 x 4 bedroom, is contrary to the emerging Wealden Local Plan, which is to increase the number of smaller bedroom homes. Members would have preferred to see a greater reduction in bedroom capacity of the homes which are needed in Uckfield.*

Members noted the report.

The meeting closed at 7.27pm.