



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 25th September 2017 at 7.00pm

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

Cllr. J. Love
Cllr. C. Macve

IN ATTENDANCE:-

1 member of the press

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 Love declared a personal interest in WD/2017/1667/F Millington Court, Mill Lane, as her daughter works there part time and also declared a personal interest WD/2017/0550/F Charlwood Manor, Snatts Road as she had raised objections on a previous plan for this property.

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

None

3.0 APOLOGIES:

Apologies for absence were received from Cllrs. J. Anderson, Cllr. D. Bennett and K. Everett.

4.0 MINUTES

4.1 Minutes of the meeting held 4th September 2017

P193.09.17 It was **RESOLVED** that the minutes of the Plans Committee of the 4th September 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/2017/7511/T HIGHWAY LAND, BROWNS LANE, LONDON ROAD, UCKFIELD
TN22 1JB**

Relocation of 12.5M Telecommunications pole approved under WD/2016/7508/T.

P194.09.17 It was **RESOLVED** to object to the relocation of the telecommunications pole on the following grounds:

- In this prominent position, it would be detrimental to the street scene, being an eyesore to those approaching the town from the north.
- Concerns that the pole would be in a dangerous position. It was felt that if there was a road traffic accident at this junction a vehicle could in theory mount the verge and collide with the pole.

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

Part retrospective application for a two storey extension with rooms in the roof to include a dormer window.

P195.09.17 It was **RESOLVED** to object to this application as it was thought to be over development of the site. Members were concerned, as in the previous application, that this extension may be a means of obtaining a separate dwelling on the site and would suggest therefore any approval by Wealden District Council should include a condition preventing this.

It was noted that this was not the first retrospective application for this site. Members would also like to draw to Wealden District Council's attention point no 3 of the decision notice for this property 2017/0011/F dated 10th February, which stated no dormer windows.

3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows, dormer windows, rooflight or door other than those expressly authorised by this permission shall be constructed. PD05

WD/2017/2084/RM LAND ADACENT TO 40 NEW BARN LANE, RIDGEWOOD, UCKFIELD TN22 5EL

Reserved matters pursuant to outline permission WD/2016/1644/O (4 No. dwellings with associated parking).

Members noted that the reserved matters related to storm water drainage and parking.

P196.09.17 It was **RESOLVED** to object on the parking configuration as it was felt that inline parking, in practice, would not work. People would choose to park vehicles on the road and it would cause congestion. It was suggested that side by side parking could easily be worked into the area available.
The storm water drainage should comply with the requirements of Southern Water.

WD/2017/1813/F 41, HIGH STREET, UCKFIELD, TN22 1AJ

Installation of 2No. Louvres and 4No. condensers to the rear elevations.

P197.09.17 It was **RESOLVED** to support the application. However members would like to bring to the attention of Wealden District Council that there has been no application for change of use.

WD/2017/1667/F MILLINGTON COURT, MILL LANE, UCKFIELD, TN22 5AZ

Replacement of existing timber windows with new PVCU rosewood brown timber effect windows of matching configuration.

Cllr Love reiterated her personal interest in this application and at the discretion of the Chairman she was allowed to speak and to vote on the application.

P198.09.17 It was **RESOLVED** to support the application.

WD/2017/2049/F 24 LIME CLOSE, UCKFIELD, TN22 1TE

Proposed single storey front extension and two storey side rear extensions.

P199.09.17 It was **RESOLVED** to support the application for the following reasons:

- There is a precedent, as similar extension have been built to other properties in the area.
- There is ample parking in the drive without the need for on street parking.

WD/2017/0550/F CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD, TN22 2AR

Demolition of existing buildings and construction of five dwellings with new access provided.

Cllr Love reiterated her personal interest in this application and at the discretion of the Chairman she was allowed to speak but did not vote on the application.

P200.09.17 It was **RESOLVED** to support the application subject to:

- Environmental reports being heeded.
- The 15km Ashdown Forest ruling.
- There being enough remaining headroom for Uckfield.

6.0 DECISION NOTICES

Approved:

WD/2017/1510/AI	SUITE 4, BELL WALK HOUSE, BELL WALK, UCKFIELD TN22 5DQ
WD/2017/1565/F	4, THE DRIVE, UCKFIELD, TN22 1BZ
WD/2017/0903/LBR	91A, HIGH STREET, UCKFIELD TN22 1RJ
WD/2017/0902/FR	SMOKEHOUSE, 91A, HIGH STREET, UCKFIELD, TN22 1RJ
WD/2017/1632/F	6 RIDGEVIEW COTTAGE, HIGHLANDS AVENUE, RIDGEWOOD, UCKFIELD TN22 5TD
WD/2017/1438/AI	140, HIGH STREET, UCKFIELD, TN22 1QR
WD/2017/1759/F	21 MANOR END, UCKFIELD, TN22 1DN
WD/2017/1666/F	170 HIGH STREET, UCKFEILD, TN22 1AU
WD/2017/1680/AN	33, HIGH STREET, UCKFIELD, TN22 1AG
WD/2017/1679/F	33, HIGH STREET, UCKFIELD, TN22 1AG
WD/2017/1621/F	12 WILSON GROVE, UCKFIELD, TN22 2BU

Appeal:

WD/2017/0671/F	40, FRAMFIELD ROAD, UCKFIELD, TN22 5AH Closing date for representations 4 th October 2017.
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Response to Town Council:

WD/2017/1632/F	6 RIDGEVIEW COTTAGE, HIGHLANDS AVENUE, RIDGEWOOD, UCKFIELD TN22 5TD
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The Town Council comments are noted. Eastbourne Road is level straight road outside the proposed access point with clear visibility lines in both directions. The proposed access can be designed to meet highway standards, and therefore a recommendation for refusal is difficult to justify.

WD/2017/1666/F	170 HIGH STREET, UCKFEILD, TN22 1AU
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Planning permission has already been granted for residential use of the first floor (which was residential prior to the office use) and the rear part of the ground floor. The attic space has never been used, and therefore does not result in the loss of business space: it would not be appropriate for it to share access through the building with residential flats. The applicant has already had a parking survey undertaken to address objections raised with regard to parking pressures. ESCC Highways Department confirmed that the survey was sufficient to demonstrate the parking demand associated with the residential element of the planning proposal could be accommodated on-street, and the impact of the change of use is acceptable from a highway perspective. The current application for an additional one bedroom flat still complies with the findings of the survey.

WD/2017/1621/F	12 WILSON GROVE, UCKFIELD, TN22 2BU
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None required. No planning reason supporting the application was provided. Covenants and deeds have no remit to the planning system and would be considered a civil matter.

Members noted the decision notices and comments of Wealden District Council.
The meeting closed at 7.35pm.