



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 26th June 2017 at 7.00pm

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

Cllr. D. Bennett
Cllr. J. Love

IN ATTENDANCE:-

Cllr. H. Firth
Cllr. P. Meakin
Cllr. I. Smith
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, but none were forthcoming.

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

Cllr. P. Meakin spoke on WD/2017/1220/FA Ridgewood Rise, Highview Lane Ridgewood TN22 5SY. He stated he was speaking as a member of the public. He commented that the proposed changes made it look garish and stated that the 21 parking spaces were inadequate for a 74-bedroom care home. The narrow lane restricted access for dustcarts, also emergency vehicles and that in this regard residents had safety concerns.

Cllr. I. Smith spoke as a Ridgewood Councillor again on WD/2017/1220/FA Ridgewood Rise. He advised that residents of Castle Rise and Castle Way had been made aware of this application amendment. He commented that it would be highly likely that the introduction of a stairway access for workers would lead to them parking in Castle Rise and Castle Way to use this access. This would cause congestion in these roads and be to the detriment of those living there.

3.0 APOLOGIES:

Apologies for absence were received from Cllrs. J. Anderson, K. Everett and C. Macve.

4.0 MINUTES

4.1 Minutes of the meeting held 12th June 2017

P160.06.17 It was **RESOLVED** that the minutes of the Plans Committee of the 12th June 2017, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List
None.

5.0 PLANNING APPLICATIONS

With the approval of the Chairman members agreed to bring forward WD/2017/1220/FA RIDGEWOOD RISE, HIGHVIEW LANE, RIDGEWOOD, TN22 5SY, following which the original order of the Agenda was to be resumed.

WD/2017/1220/FA RIDGEWOOD RISE, HIGHVIEW LANE, RIDGEWOOD, TN22 5SY

Minor material amendment to application WD/2015/1653/MAJ (erection of a new part two/part three storey C2 care home on the cleared brownfield site of a former care home).

P161.06.17 It was **RESOLVED** to object to the minor material amendment due to the following concerns:

- The introduction of a stairway access would cause visitors to use Castle Rise and Castle Way as an unofficial car park.
- That the lane lacks the of capacity for emergency vehicles in an evacuation situation.

It was also to be reiterated the previous objections to application WD/2015/1653/MAJ on the following grounds.

- The relocation of the building in the amended plan introduces issues re neighbouring properties being overlooked/overshadowed.

The application should also be subject to the following conditions:

- Heavy good vehicles can only travel to and from the site during the hours of 9am and 6pm.
- That no demolition activity causing noise disturbance be carried out after 7pm.
- Developers contribute to the improvement and maintenance of High View Lane as this was in a poor condition.

WD/2017/1278/F 45 VIEWS WOOD PATH, UCKFIELD TN22 1JJ

Provision of bow window in place of existing full height window.

P162.06.17 It was **RESOLVED** to support the application. It was felt that the window adds to the character of the property.

WD/2017/1140/FR PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, TN22 5AR

Retrospective application for conversion of ground floor office units to 5 self-contained flats. changes to fenestration on ground, first and second floors.

Members discussed the application extensively. It was commented that the property was always of a domestic style and in a location far better served as a domestic dwelling. However, a member had questions for the architect who had enquired as to when this committee was meeting to discuss this application. However, a representative of the company did not attend. It was therefore unknown whether the building was in a finished state as a Let and therefore doubtful if any prospective businesses would be interested, having not been able to see as finished office premises. It was noted that the rental for this space was considerable greater than others locally and that no comparison could be made to Glynde as stated in their Design Statement.

P163.06.17 Following further discussion it was **RESOLVED** to object to the application as it was felt that the office units had been marketed for an insufficient length of time for space of this size. It was recommended that marketing of these office units should continue for a further six months and be in a finished state in order that they be seen as a viable option for businesses.

WD/2017/1188/FA THE MEADS, GRANGE ROAD, UCKFIELD TN22 1QU

Minor material amendment to application WD/2015/1890/F (erection of 2 no. two bedroom and 1 no. one bedroom bungalows together with conversion of existing outbuilding to form two bedroom dwelling for sheltered housing accommodation with parking facilities).

P164.06.17 It was **RESOLVED** to support the application.

WD/2017/1270/F 9 MARKLAND WAY, UCKFIELD, TN22 2DE

Ground floor rear extension with roof lights to new pitched roof, including all associated demolition works and modifications to existing drainage connections.

P165.06.17 It was **RESOLVED** to support the application as it was in keeping.

**WD/2017/0984/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD,
UCKFIELD, TN22 5SP**

Proposed new decking with pergola over.

P166.06.17 It was **RESOLVED** to support the application to improve the facilities of the local business which was an asset to the town.

6.0 DECISION NOTICES

Approved:

WD/2016/1553/AIR	33 HIGH STREET, UCKFIELD, TN22 1AG
WD/2017/0649/F	63 NEVILL ROAD, UCKFIELD, TN22 1NX
WD/2017/0794/FR	8 KILN CLOSE, RIDGEWOOD, UCKFIELD, TN22 5SW
WD/2017/0735/F	CLERMONT, OLD HOUSE LANE, RIDGEWOOD, UCKFIELD, TN22 5TN
WD/2017/1053/F	33 RINGLES CROSS, UCKFIELD, TN22 1HG
WD/2017/1065/F	4 TIMBERLEY GARDENS, RIDGEWOOD, UCKFIELD, TN22 5SZ

Refuse:

WD/2017/0671/F	40 FRAMFIELD ROAD, UCKFIELD, TN22 5AH
----------------	---------------------------------------

Appealed

WD/2016/2591/F	35 FRAMFIELD ROAD UCKFIELD TN22 5AH
----------------	-------------------------------------

Members noted the decision notices.

The meeting closed at 7.31pm.