



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 28th May 2019 at 7.00pm

Cllr. D. French (Chairman)
Cllr. D. Bennett
Cllr. B. Cox

Cllr. C. Macve
Cllr. J. Love
Cllr. J. Beesley

IN ATTENDANCE: -

Minutes taken by Linda Lewis – Administrative Assistant
5 members of the public
2 members of the press - recording

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

P03.05.19 It was **RESOLVED** to suspend Standing Orders to allow members of the public to speak. Joanne Dixon spoke as a representative of the Uckfield Chamber of Commerce on behalf of Ian Noble.

Mrs Dixon stated that the Chamber of Commerce objected to this application on the grounds that it would lead to loss of local jobs, increase in traffic and less High Street footfall.

Glen Dixon of Bell Walk Dry Cleaners objected to this application.

Mr Dixon did not believe Timpson will be competing on a level playing field with other retailers as he stated that they will not be paying rent. He also stated that the Design and Access Statement of the application is misleading on the following clauses:

clause 3.3.3 – which infers the site will not be a destination.

clause 3.7.1 – This states that the site has adequate capacity for the proposal and will not affect the egress and ingress routes. This Mr Dixon states this would not be the case.

Clause 3.3.2 – This infers that this would bring employment to the town which is not the case as across the existing businesses there would be a net loss of employed persons.

Mr Dixon also stated that the proposed kiosk would contravene the Draft Local Plan from which he quoted ' *As a result the preferred strategy for Uckfield will be to consolidate its existing multiple and service offer, and build on the attraction and success of its independent and specialist offer by improving the quality and choice of the shops, cafes and restaurants.*' He believed that the proposal falls outside the aims of the plan to enhance the public realm and to ensure the long-term success of the local market.

P04.05.19 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies were received from Cllr. S. Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 30th April 2019

P05.05.19 It was **RESOLVED** the minutes of the Plans Committee of the 30th April 2019, be taken as read, confirmed as a correct record and signed by the Chairman of the meeting on that date, being Cllr. C. Macve.

4.2 Action List – none.

5.0 PLANNING APPLICATIONS

With the approval of the committee the chairman stated that the two applications for Tesco Stores Ltd, Bell Farm Road were to be taken together.

WD/2019/0789/F TESCO STORES LTD, BELL FARM ROAD, TN22 1BA

Installation of a dry cleaning, key cutting, shoe and watch repairs kiosk and alterations to the set down point and bollards surrounding it.

WD/2019/0790/AI TESCO STORES LTD, BELL FARM ROAD, TN22 1BA

Assorted fascia signs to kiosk.

P06.05.19 Following extensive discussion it was **RESOLVED** to strongly object to both applications WD/2019/0789/F and WD/2019/0790/AI TESCO STORES LTD, BELL FARM ROAD, TN22 1BA on the following grounds:

- concerns that traffic flow in the Tesco car park would increase for this drop off and pick up service.
- The loss of two parking spaces would further exacerbate the existing parking difficulties for customers when, during busy periods, traffic queues out onto the Bell Farm Road. The loss of these parking spaces will cause an even greater detrimental impact to the flow of traffic in the car park as the population of Uckfield is rising following the new housing developments.
- Concerns that employment in the town is likely to be affected by this and the loss is greater than the potential gain.
- The location of the kiosk is extremely close to the electrical sub-station which gave rise to concerns for staff being exposed to EMF radiation over prolonged periods. This sub station is an intermediate substation which produce electrical fields similar to National Grid substations although emitting lower voltages.
- Concerns that substation fencing would be very close to the proposed location and this gives rise to the possibility that youths could access the substation via the roof of the kiosk, potentially with grave consequences.
- The corner location for this drop off pick up service is not suitable as it would increase the traffic to this corner when stopping to drop off or collect from it. This is potentially creating such a busy area that it could be a danger for pedestrians.
- It would create additional vehicular visits to the site to collect/deliver dry cleaning which is done off site.
- Object that no public consultation was made on this proposal.
- Based on the fact that Uckfield High Street has been improved we have to do everything to support our High Street retailers and we believe that this would be detrimental to the local Plan that states
‘By the end of the plan period the town centre will be reconfigured to enhance the public realm and to ensure the long-term success of the local market’
- The number of public objections, currently 76, were noted and members would request that both applications be referred to the ward member for recommendation to go to committee.

Although members understood that an objection on the basis that the proposal would be detrimental to existing businesses is not an allowed planning reason, it was felt that it should be taken into consideration that the services being provided will duplicate those offered in the town and would be of great detriment to the High Street diversity.

It is also believed that this proposal given the level of objection is detrimental to the relationship that Tesco has with the community of Uckfield for which has previously been very supportive.

WD/2019/0872/LB THE MANOR HOUSE, REGENCY CLOSE, TN22 1DS

Internal and external alterations.

P07.05.19 It was **RESOLVED** support the application.

WD/2019/1043/F 6 THE DRIVE, UCKFIELD, TN22 1BZ

Proposed single storey rear extension and internal alterations.

P08.05.19 It was **RESOLVED** support the application as there was already a precedent set in the area where there are similar extensions. It would have no detrimental effect to neighbouring properties or the street scene.

6.0 DECISION NOTICES

Approved:

WD/2019/0644/F	26 MANOR END, UCKFIELD, TN22 1DN
WD/2019/0552/F	12 HART CLOSE, UCKFIELD, TN22 2DA
WD/2019/0598/F	THE OLD COTTAGE, 41 LONDON ROAD, TN22 1HA
WD/2019/0615/F	CHARLWOOD, 8 LINDEN CHASE, UCKFIELD, TN22 1EE
WD/2018/2183/LB	THE FARMHOUSE, 26 HARLANDS MEWS, TN22 5JQ
WD/2018/1669/F	UCKFIELD TAXI SERVICES, NEW TOWN, UCKFIELD TN22 5DL
WD/2019/0607/F	24 WOODLANDS CLOSE, UCKFIELD, TN22 1TS
WD/2019/0237/F	10 WILSON GROVE, UCKFIELD, TN22 2BU
WD/2019/0409/F	98 HUNTERS WAY, UCKFIELD
WD/2019/0445/F	10 LONGBURY, UCKFIELD, TN22 5DF

Refuse:

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

Response to Town Council:

WD/2018/2183/LB THE FARMHOUSE, 26 HARLANDS MEWS, TN22 5JQ
Agree that the intervention to the brick boundary wall was unacceptable. The access has been altered to come off the drive through the low stone wall. The proposed building has also been re-sited to the south side of the garden and reduced in height to remove the first floor of accommodation.

WD/2018/1669/F UCKFIELD TAXI SERVICES, NEW TOWN, UCKFIELD TN22 5DL
Galvanised steel is considered to be an inappropriate material on this non-designated heritage asset, and therefore a replacement timber staircase has been negotiated.

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

WD/2019/0815/F 32 PINE WALK, UCKFIELD, TN22 1TU

Replacement of boundary wall, new timber summerhouse and new driveway to the rear.
Uckfield Town Council support the application. This is with the presumption that the applicant does have right of way to the new parking spaces as driving over the access to the garage compound.

WD/2019/0649/F 5 MANOR HOUSE COURT, REGENCY CLOSE, TN22 1DS

Single storey rear extension.

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

- *The extension is too prominent.*
- *out of character with surrounding properties*
- *would dominate the street scene and is overbearing to adjacent properties.*

WD/2019/0751/RM KINGS COURT, HEMPSTEAD ROAD, TN22 1FE

Reserved matters pursuant to outline permission WD/2016/2924/O (outline application for a proposed residential development comprising 3 no. 2 bed apartments).

Uckfield Town Council object to the application on the grounds that it is:

- *over development of the site.*
- *will impact detrimentally on the already problematic parking issues.*

WD/2019/0784/F 53 FORGE RISE, UCKFIELD, TN22 5BX

Erection of single storey rear extension.

Uckfield Town Council support the applications as it will enhance the property and will not have a detrimental impact on any neighbouring properties.

WD/2018/2728/MAJ KENNEDY HYGIENE PRODUCTS LTD, BROOKSIDE, UCKFIELD, TN22 1YA

New warehouse.

Uckfield Town Council support the application subject to the Environment Agency being satisfied with the proposal with regards to flooding.

WD/2019/0868/F THE OLD DAIRY, NEW ROAD, RIDGEWOOD, TN22 5TG

Demolition of rear conservatory and construction of new rear single storey extension.

Uckfield Town Council support the application for the extension as it is replacing a similar sized conservatory.

Members noted the decision notices.

The meeting closed at 7.25pm.