



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 29th July 2019 at 7.00pm

Cllr. D. French (Chairman)
Cllr. B. Cox
Cllr. C. Macve

Cllr. J. Love
Cllr. J. Beesley

IN ATTENDANCE: -

Linda Lewis – Administrative Assistant
Cllr. P. Sparks
1 member of the press - recording
4 members of the public

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

P14.07.19

It was **RESOLVED** to suspend Standing Orders to allow for members of the public to speak.

Two members of the public wished to speak in objection to WD/2019/0582/RM Land West of Ridgewood Manor Lodge, Lewes Road, Ridgewood, Uckfield, TN22 5SH.

Mr John Wilce stated that the development due to its size and close proximity would be dominant and over bearing to the rear of his property. He stated that it would cause loss of light, loss of privacy, including his concern that vehicle headlights would shine directly into a bedroom of his property and concerns of noise. He stated that the development would not be in accordance with EN27 of the local plan or with the conditions within the outline application report.

Mr Mike King voiced his frustration that Wealden District Council did not take note of the Town Council and called for them to take note of the concerns raised. He stated that the proposed dwellings would tower over the existing bungalow which would become surrounded by the high buildings of the development, being looked into from every angle. This he believed would result in the bungalow becoming un-saleable. He stated that this application was not comparable to the 10m high block of flats on the other side of the land.

P15.07.19

It was **RESOLVED** reinstate Standing Orders.

3.0 APOLOGIES

Apologies were received from Cllrs: S. Mayhew and D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 8th July 2019

P16.07.19

It was **RESOLVED** the minutes of the Plans Committee of the 8th July 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/2019/1306/FR 12 CASTLE WAY, RIDGEWOOD, UCKFIELD, TN22 5UW

Part retrospective application for a loft conversion to existing dwelling with new rear dormer and front roof lights.

P17.07.19

It was **RESOLVED** object to this application on the following grounds:

- Out of keeping with properties in the vicinity.
- Overbearing and overlooking to the properties to the rear of Castle Way on Highlands Avenue.
- Over development of the site.
- Object that an application for such a large addition was in retrospect and concerns that if approved, this would set a precedent.

WD/2019/1443/F 43 VIEWS WOOD PATH, UCKFIELD TN22 1JJ

Proposed loft conversion, with front and rear dormers, and single storey rear extension.

P18.07.19

It was **RESOLVED** support the application.

WD/2019/0582/RM LAND WEST OF RIDGEWOOD MANOR LODGE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

Amended Plans received 2 July 2019 to supersede the original drawings of the planning application.

Reserved matters pursuant to outline permission WD/2016/0793/O (erection of four residential dwellings including access with all other matters reserved).

Members discussed at length their concerns and the concerns of residents that the proposed dwellings were dominant and overbearing to the lower lying properties, to which it would cause overlooking and loss of privacy. It was noted that surface water disposal tests need to be repeated. Members also echoed Wealden Waste Management concerns that there was no turning circle for refuse vehicles.

P19.07.19

Subsequently It was **RESOLVED** to object to the application as the proposed development would not maintain an appropriate standard of privacy and amenity for occupiers of the neighbouring dwellings. Members would also ask that the Wealden member for plans take this application to committee and noted the number of objections. Our objections are based on the following grounds:

- Due to its close proximity and height the development would be overbearing to existing lower lying properties causing loss of light and privacy.
- Over development of the site.
- Concerns that there is no turning circle for refuse vehicles.
- A repeat of the test for surface water disposal needs to be carried out.

WD/2019/1381/F 32, DOWNSVIEW CRESCENT, UCKFIELD, TN22 1UB

Single storey rear extension, alterations, block paved driveway to front and new vehicle crossover.

P20.07.19

It was **RESOLVED** support the application as it is in keeping and does not affect adjoining properties.

6.0 DECISION NOTICES

Approved:

WD/2019/1043/F

6 THE DRIVE, UCKFIELD, TN22 1BZ

WD/2019/1233/F

21 WILSON GROVE, UCKFIELD, TN22 2BU

Appeal Decision:

Dismissed:

WD/2018/1232/F 30 Sycamore Court, Uckfield TN22 1TY

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/2019/0722/F 19 SCARLETTS CLOSE, UCKFIELD, TN22 2BA

Raising of ridge to pitched roof, rear dormer formed under P.D.R.

Uckfield Town support the application as there would be no impact on the street scene and no overlooking detrimental to other properties.

WD/2019/1233/F 21 WILSON GROVE, UCKFIELD, TN22 2BU

Proposed replacement single-storey side extension.

Uckfield Town Council support the application as the extension would have no detrimental effect on neighbouring properties.

Members noted the report.

The meeting closed at 7.25pm.