



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 30th April 2019 at 7.00pm

Cllr. Macve (Chairman)
Cllr. D Bennett
Cllr. S. Mayhew

Cllr. D. French
Cllr. J. Love
Cllr. L. Eastwood

IN ATTENDANCE: -

Linda Lewis – Administrative Assistant
Cllr D Ward
5 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. Cllr J. Love and Cllr L. Eastwood declared a personal interest in application WD/2019/0767 as they know the applicant well.

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

P113.04.19 It was **RESOLVED** to suspend Standing Orders to allow members of the public to speak. Regarding application WD/2019/0582/RM Land West of Ridgewood Manor Lodge:- Mrs King objected to the application. Her property, 23 New Barn Lane, would be affected by plot 1. Due to the gradient of the land and the height of the proposed dwellings her property would be overshadowed and there would be a loss of privacy. She stated her concerns over the surface water run off from the higher land. She also wanted to be assured by Wealden that her own close-boarded fence would not be used as a boundary for the development. Mrs King felt that the planting of trees close to the boundary would further over shadow her property and the position of the composter may cause nuisance to them.

Mr Wilce objected to the application as a New Barn resident the construction of this development will have a severe impact on his house and due to the gradient of the land and close proximity of the build would be oppressive and overbearing in height. He stated that the base line of the building would be in line with his bedroom window. He had concerns that clearing of vegetation would result in flooding, and was concerned regarding noise pollution and disturbance from vehicle lights.

Mr Wilce referred to page 26 and 28 of the officer report for the Outline Permission WD/2016/0793 which stated that the plan submitted for that application was for illustrative purposes only. The report stated that in the event that outline planning permission is granted, it would be expected that any subsequent application for approval of reserved matters clearly demonstrate that the layout, scale, appearance and landscaping of the proposed dwellings has been designed to maintain an appropriate standard of privacy and amenity for occupiers of neighbouring dwellings, which Mr Wilce said, this application does not. He also stated that it was against Policy EN27 of the Wealden Local Plan and the development was not suitable due to the sloping of the land.

He also referred to a previous application WD/2012/0679/F which had been refused as the dwellings were two storey high and close to the site boundary of New Barn Lane.

Sarah Bailey Williams spoke on her application WD/2019/0767/F 62 Streatfield Road. She stated that she had enjoyed living in the road and that this extension would create more space and a more modern look. It would allow them to live in the long term downstairs. Similar additions had been made to 84 and 86 Lashbrooks Road.

P114.04.19 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies were received from Cllr. J. Beesley.

4.0 MINUTES

4.1 Minutes of the meeting held on 15th April 2019

P115.04.19 It was **RESOLVED** that the minutes of the Plans Committee of the 15th April 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/2019/0549/FR 24 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

Retrospective application for change of use of dwelling to mixed use as residential and commercial to enable existing extension to be used as a hairdressing salon in a self-employed capacity with no members of staff or structural changes.

P116.04.19 Members felt that this would not create additional traffic as it would only be one client at a time and after a short discussion it was **RESOLVED** to support the application.

WD/2019/0782/F THE UCKFIELD CLUB, BELL LANE, UCKFIELD, TN22 1QL

Erection of 1.8m high boundary fence.

P117.04.19 It was **RESOLVED** object to the application on the following grounds: -

- Loss of the open character at the entrance to the town.
- Concerns that this would create an urban appearance.
- Concerns that it would affect the visibility for vehicles despite the report to the contrary.

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

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

Members noted that they had received five letters of objection.

P118.04.19 Members felt that this application was retrograde to the previous outline application and that the mass and bulk was greater than previous. It was therefore **RESOLVED** to strongly object on the following grounds as previous.

- The development would exacerbate existing sewage problems and also problems with drainage.
- Concerns that the run off of water would cause flooding.
- Due to the gradient of the land the height differentiation of the proposed buildings is so great to cause overshadowing, loss of light and loss of privacy and amenities to the neighbouring properties. This is exacerbated by the fact that the development is in such close proximity.
- Concerns over loss of the towns green space with this development being in addition to the already agreed 1,000 houses at Ridgewood.
- It was considered infilling to which the committee object.
- Safety concerns regarding access onto the busy Lewes Road and also the visibility splays.

Cllr Love and Cllr Eastwood reiterated their personal interest in application WD/2019/0767/F 62 Streatfield Road and therefore took no part in the discussion or the vote but remained at the table.

WD/2019/0767/F 62 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

Erection of two storey front extension.

P119.04.19 It was **RESOLVED** support the application as there were other properties with the same additions and there was already a precedent.

WD/2019/0237/F 10 WILSON GROVE, UCKFIELD, TN22 2BU

Amended Plan received 16 April to show the alternative design/ appearance of the side extension.

Proposed two storey side extension.

P120.04.19 It was **RESOLVED** support the application as the extension would be in keeping with other properties in the area.

WD/2019/0607/F 24 WOODLANDS CLOSE, UCKFIELD, TN22 1TS

Proposed loft conversion with front and rear facing dormers.

P121.04.19 It was **RESOLVED** support the application and members would commend the applicant for the amendments made.

WD/2019/0806/F FLOWERGATE, NEW PLACE, UCKFIELD, TN22 5DP

Two storey extension to side elevation and associated alterations.

P122.04.19 It was **RESOLVED** support the application as the extension was in keeping.

6.0 DECISION NOTICES

Approved:

WD/2019/0329/F	SUSSEX BEDS, THE SEED HOUSE, BELL WALK, TN22 5DQ
WD/2019/0478/F	28 KNIGHTS MEADOW, UCKFIELD, TN22 1UX
WD/2019/0480/F	11 HARLANDS MEWS, UCKFIELD, TN22 5JQ
WD/2019/0330/F	11 HEMPSTEAD GARDENS, UCKFIELD, TN22 1ED
WD/2019/0469/F	35 THE DRIVE, UCKFIELD, TN22 1BY

Members noted the decision notices.

The Chairman Cllr. Macve thanked the committee for their support over the last 4 years, and the committee thanked the clerk.

The meeting closed at 7.30pm.