



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

Cllr. D. French (Chairman)
Cllr. J. Beesley
Cllr. B. Cox

Cllr. J. Love
Cllr. C. Macve
Cllr: S. Mayhew

IN ATTENDANCE: -

Minutes taken by Linda Lewis – Administrative Assistant
11 members of the public
Councillor K. Bedwell
Councillor P. Sparks
1 member 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.

Cllr. Macve declared a personal interest in agenda item 5.0 application, specifically application - WD/2013/0415/MRM Land North of Mallard Drive, TN22 5JQ as he is Chairman of the League of Friends of Uckfield Hospital which abuts the hospital. He advised that he had been given a dispensation by the Town Clerk to allow him to speak and vote on this application.

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

P30.09.19

It was **RESOLVED** to suspend Standing Orders to allow for members of the public to speak against application WD/2013/0415/MRM Land North of Mallard Drive.

Mrs Baker stated that she had been a resident of Eagle Close for 20 years. She stated that she was objecting to the development due to her concerns that the town had not improved infrastructure to cope with the Ridgewood Farm development and this development would exacerbate the traffic problems. She referred to a Transport Study carried out in 2011 which reported that without appropriate traffic management, traffic generated from new development would significantly worsen traffic congestion.

She stated that the development would cause noise pollution and further congestion in and around Uckfield. She also pointed out that the road was used by children for cycling proficiency and by learner drivers.

She suggested that the entrance be changed to Framfield Road and that infrastructure should be implemented to alleviate traffic problems.

Mr Frost, a resident of Mallard Drive gave his concerns for the abundance of wildlife that will be destroyed if this development were to go ahead. He disagreed with a report which stated that the grasslands were of low value as grass left to grow would support species; birds, owls, woodpecker, bats, badgers and other mammals. By preserving only the wood edge we would be in danger of losing a diverse habitat.

Mrs Bedwell, commenting as a resident, commented that Uckfield did not have the infrastructure in place to support the developments of Harlands Farm, Fernley Park and Ridgewood, with 300/350 properties having been built since 2008 in this area already. She stated that the traffic survey of 2018 was done in the summer when school traffic was light. Schools and doctors surgeries in the area had little to no room for expansion. She was also concerned for the safety of school children during the construction.

Mr Bedwell commented that most of the previous speakers had covered the concerns he had, to object to the application, but added that Uckfield would not be able to deal with the traffic generated by the housing and that school children would be inconvenienced along with the residents of Framfield Road. He appealed to committee members not to be seen to be letting down the people of Uckfield and requested that they should do everything in their power to stop this development.

P31.09.19 It was **RESOLVED** to reinstate Standing Orders

3.0 APOLOGIES

Apologies were received from Councillor. D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 9th September 2019

P33.09.19 It was **RESOLVED** that the minutes of the Plans Committee of the 9th September 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/2019/1891/F 29 RINGLES CROSS, UCKFIELD, TN22 1HG

Ground floor rear addition and new front porch.

P33.09.19 It was **RESOLVED** to support the application as the addition was not impinging on adjoining properties.

Cllr. Macve reiterated his personal interest in the following application, but remained in the room to participate in the discussion and the vote, having received a dispensation.

WD/2013/0415/MRM LAND NORTH OF MALLARD DRIVE, TN22 5JQ

Submission of Reserved Matters in pursuance of Conditions 1, 2, 4, 5, 6 and 17 of application WD/2012/0806/O.

Amended plans received date stamped 27/08/19

Members agreed that the infrastructure in Uckfield was not capable of dealing with the development. However, the application being presented focused specifically on the Reserved Matters and it was unfortunate and regrettable that this Committee could not stop the development that had already approved via outline planning permission.

Cllr. Macve stated that it was not a viable option to make the access through the Hospital site on Framfield Road as the road was too narrow. The hospital was lower than the site itself, so it would be likely that screening would need to be added to the back of the properties and suggested that the boundary consists of hedgerow type vegetation rather than a hard fence. He suggested that any hedge line should be kept of adequate size and that a condition be included to stipulate that the hedge line be maintained in the future to continue to provide adequate screening.

Cllr. Cox stated that in the area there was a problem with drainage, referring to the difficulties that Selby Road and Vernon Road suffered with regards to flooding in

periods of heavy rain. He stated that it was likely that those moving to the area would need to work elsewhere, possibly London and that the train links were inadequate. The roads of Mallard Drive and Framfield Road were not big enough for use by large vehicles. He stated that the construction of the development would cause mayhem.

P34.09.19 It was **RESOLVED** to suspend Standing Orders to allow for members of the public to speak.

Mr Pizzie spoke stating his objections as he had concerns that the access was dangerous and that the development would cause further congestion in and around the town. He also had concerns for the loss of trees and the habitat.

P35.09.19 It was **RESOLVED** to reinstate Standing Orders.

Cllr. Mayhew thanked the residents for their comments.

P36.09.19 Following lengthy discussion it was **RESOLVED** to object to all Reserved Matters on the following grounds:

1. Access onto Mallard Drive would cause danger to children and pedestrians, due to its close proximity to the school;
2. The development would exacerbate traffic congestion in the town and in particular along Mallard Drive;
3. Concerns were raised that it could increase the risk of flooding and surface water runoff onsite and in neighbouring areas due to inadequate infrastructure/drainage considerations;
4. The close proximity of the development to the hospital – overlooking and attention to be given to the boundary line;
5. Lack of provision of doctors surgeries, schools and amenities in the town to support a further large scale development;
6. Concerns to the loss of habitat of protected species and ecology of this particular site;
7. If the development were to go ahead, restrictions must be placed on the working hours and movement of vehicles of construction traffic.

WD/2019/1841/F 52 BROWNS LANE, UCKFIELD, TN22 1UF

Proposed two storey side extension.

P37.09.19 It was **RESOLVED** to support the application as the extension would not over-look, nor be detrimental to neighbouring properties.

WD/2019/1773/MRM LAND WEST OF UCKFIELD, RIDGEWOOD FARM, UCKFIELD, TN22 5TH

Reserved Matters pursuant to WD/2015/0209/MEA (Outline application for redevelopment of land, including demolition of existing building and associated structures, comprising a residential-led mixed use urban extension, engineering works and construction of new buildings and structures to provide residential accommodation (up to 1000 net additional dwellings), up to a two-form entry primary school and early years facilities, retail, community, health, leisure and up to 13,495 sq.m. of employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes and open spaces, car parking and vehicular access - all matters reserved save for full details submitted for access points at site boundaries and the creation of SANGS including demolition of existing buildings, car parking and access on land west of the A22) comprising enabling works for construction of new roundabout involving soil excavation and the creation of two permanent stockpiles (3 & 4).

P38.09.19

It was **RESOLVED** to object to all Reserved Matters on the following grounds:

1. The development would exacerbate traffic congestion in the town and in particular in Ridgewood;
2. Concerns to the loss of habitat of protected species and ecology of the site as a whole.

WD/2019/1971/F 2 HUGHES WAY, UCKFIELD, TN22 1DX

Proposed conversion and reinstatement of garage from developers sales unit.

P39.09.19

It was **RESOLVED** to support the application as it would have no effect to neighbouring properties and would create garage space.

6.0 DECISION NOTICES

Approved:

WD/2019/1270/LB 180 HIGH STREET, UCKFIELD, TN22 1AX

WD/2019/1532/F 20 BUCKSWOOD GRANGE, ROCKS ROAD, TN22 3PU

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/2019/1491/LB 20 BUCKSWOOD GRANGE, ROCKS ROAD, TN22 3PU

Proposed infilling of existing open porch to create closed porch.

Amended plans received date stamped 16/08/19

Uckfield Town Council supported the applications as the proposed works would be in keeping, not detrimental to the structure and would provide improved facilities.

Members subsequently noted the report.

The meeting closed at 7.42pm.