



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 6th November 2017
Council Chamber, Civic Centre, Uckfield at 7.00pm

AGENDA

1.0 DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this Agenda. Should any Member consider that they require a dispensation in relation to any prejudicial interest that they may have, they are asked to make a written application to the Clerk well in advance of the meeting.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

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

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 16th October 2017

4.2 Action List – (none).

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING

APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS. (attached)

WD/2017/1973/F THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ

Change of use of the ground floor from class A1 (shops) use to a flexible use comprising class A1 (shops)/ class A3 (cafe and restaurant)/ Sui Generis (veterinary practice). Change of use of the first floor and part ground floor from class A1 (shops) to class C3 (residential) use and a side and rear extension to seed house, along with associated refuse and cycle parking spaces.

WD/2017/2199/MAJ UCKFIELD COMMUNITY HOSPITAL, FRAMFIELD ROAD, UCKFIELD TN22 5AW

Proposed reconfiguration of existing hospital car park.

**CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 -
WDC Ref. WD/2017/2278/CC**

TWIGLETT'S PRE-SCHOOL, DOWNSVIEW CRESCENT, UCKFIELD TN22 1UB

Variation of Condition 2 of Planning Permission Ref: WD/3353/CC to make changes to the roof design of the extension, along with changes to the adjoining canopy and ramped access.

**8.0 TO CONSIDER A RESPONSE TO A LETTER FROM WEALDEN DISTRICT COUNCIL
REGARDING THE TOWN COUNCIL'S SUGGESTION TO INTRODUCE A SURCHARGE
FOR RETROSPECTIVE APPLICATION FEES (attached)**



Town Clerk,
31st October 2017

5.0 PLANNING APPLICATIONS

WD/2017/2324/F 11 ROCKS PARK ROAD, UCKFIELD, TN22 2AT

Single storey front addition, internal alterations and altered fenestration to rear.

WD/2017/1864/F 70 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Extension to dormer and new metal flue pipe to serve wood burning stove.

WD/2017/2354/F RIDGEDOWN, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SJ

Single storey extension to kitchen and utility areas, including new porch and covered terrace.

WD/2017/2380/F 67 BROWNS LANE, UCKFIELD, TN22 1LG

Removal of existing conservatory. new ground floor rear extension and amendment to garden stairway.

WD/2017/2321/F 5 ROSE COTTAGES, NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5TE

Single storey rear extension.

WD/2017/2493/F MUTERS, 2 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Proposed single storey rear extension.

6.0 DECISION NOTICES:

Approved:

WD/2017/0550/F CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD, TN22 2AR

WD/2017/2049/F 24 LIME CLOSE, UCKFIELD, TN22 1TE

WD/2016/2998/O LAND AT PAX, RINGLES CROSS, UCKFIELD, TN22 1HQ

WD/2017/1667/F MILLINGTON COURT, MILL LANE, UCKFIELD, TN22 5AZ

WD/2017/1867/F 15 FAIRLIGHT, UCKFIELD, TN22 1NH

WD/2017/1432/F FIRST FLOOR, 103 HIGH STREET, UCKFIELD, TN22 1RN

Prior approval required

WD/2017/7511/T RELOCATION OF 12.5M TELECOMMUNICATIONS POLE APPROVED
UNDER WD/2016/7508/T.

HIGHWAY LAND, BROWNS LANE, LONDON ROAD, TN22 1JB

Refused:

WD/2017/2110/FR 111 NEVILL ROAD, UCKFIELD, TN22 1LJ

Response to Town Council:

WD/2016/2998/O LAND AT PAX, RINGLES CROSS, UCKFIELD, TN22 1HQ

The scale of development would be proportionate to other properties in the area. The site adjoins a residential development of terrace dwellings and has other single storey properties in the vicinity. The development would not have an adverse effect upon the existing character of the area. A note has been added on about sewerage connection and a condition about surface water drainage from any area of additional hardstand can be included.

WD/2017/1813/F 41 HIGH STREET, UCKFIELD, TN22 1AJ

No change of use is necessary; sandwich shops are Class A1 (retail).

WD/2017/1432/F FIRST FLOOR, 103 HIGH STREET, UCKFIELD, TN22 1RN

Class O of the GPDO is a material consideration. This use class permits changes of use from B1(a) to C3. It is only because the property is listed that this option is not available to the applicant. Class O does not consider the loss of commercial premises. The applicants have provided an e mail from Oldfield Smith Chartered Surveyors that shows that the applicants have tried to market the property and whilst able to let the ground floor the first floor is unlikely to be occupied for its existing use due to its location on the high street and lack of parking provision.

Meeting of the Planning Committee

Monday 6th November 2017

Agenda Item No. 7.0

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

Summary

- 1.1 The report provides the Town Council's comments and observations on the applications listed that were not placed on an agenda as their date for response falls outside the usual cycle of Plans Committee meetings.

2.0 Background

- 2.1 At a meeting of Full Council on the 8th April 2013 a resolution was made on the procedure for the Town Council's comments and observations on applications for which Wealden District Council need a response that would fall outside the usual cycle of planning meetings. FC.77.04.13.

3.0 Procedure

- 3.1 The following applications for consideration were emailed to plans committee members and public notices put up.

Notices for the following were put up on the 18th October 2017:-

WD/2017/1973/F THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ

Change of use of the ground floor from class A1 (shops) use to a flexible use comprising class A1 (shops)/ class A3 (cafe and restaurant)/ Sui Generis (veterinary practice).

Change of use of the first floor and part ground floor from class A1 (shops) to class C3 (residential) use and a side and rear extension to seed house, along with associated refuse and cycle parking spaces.

WD/2017/2199/MAJ UCKFIELD COMMUNITY HOSPITAL, FRAMFIELD ROAD, UCKFIELD TN22 5AW

Proposed reconfiguration of existing hospital car park.

- 3.2 The following application for consideration was emailed to the plans committee members.
CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 -
WDC Ref. WD/2017/2278/CC
TWIGLETT'S PRE-SCHOOL, DOWNSVIEW CRESCENT, UCKFIELD TN22 1UB
Variation of Condition 2 of Planning Permission Ref: WD/3353/CC to make changes to the roof design of the extension, along with changes to the adjoining canopy and ramped access.

- 3.2 Having received no direct comments from members of the public, the Chairman gave the definitive response of the committee.

4.0 Comments

- 4.1 The following comments and observations were forwarded by email to Wealden District Council.

WD/2017/1973/F THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ

Uckfield Town Council support the application for change of use of the ground floor from class A1 (shops) to A1 and class A3 (café and restaurant).

However, the Uckfield Town Council object to the change of use of the first floor and part ground floor from class A1(shops) to class C3 (residential), as we would not want to lose valuable retail space in this central location. Members also strongly object to residential use as this area is highly liable to flooding.

WD/2017/2199/MAJ UCKFIELD COMMUNITY HOSPITAL, FRAMFIELD ROAD, UCKFIELD TN22 5AW

Uckfield Town Council support the application.

CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 -
WDC Ref. WD/2017/2278/CC
TWIGLETT'S PRE-SCHOOL, DOWNSVIEW CRESCENT, UCKFIELD TN22 1UB
Uckfield Town Council support the application.

5.0 Recommendations

- 5.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:

Background papers: none

Meeting of the Planning Committee

Monday 6th November 2017

Agenda Item No. 8.0

TO CONSIDER A RESPONSE TO A LETTER FROM WEALDEN DISTRICT COUNCIL REGARDING THE TOWN COUNCILS SUGGESTION TO INTRODUCE A SURCHARGE FOR RETROSPECTIVE APPLICATION FEES

Summary

2.2 The report details the response from Wealden District Council regarding the introduction of a surcharge to retrospective applications.

3.0 Background

3.1 At a meeting of the Plans Committee on the 16th October, the clerk was asked to write to Wealden District Council regarding concerns over the increasing number of retrospective applications that there have been in recent months. It was suggested to Wealden District Council that a high surcharge should be introduced with a view that the penalty would deter the increasing number of applications coming in retrospectively.

4.0 Response from Wealden District Council

3.1 Wealden District Council responded as follows: -

- Central Government set the planning fees.
- Specifically, on retrospective applications the charging of a higher fee could have unintended consequences and applicants in their defence are not aware of the complex planning rules, which in recent years have been made increasingly complicated.

3.2 A senior officer would be happy to discuss this further with the committee.

5.0 Recommendations

5.1 That the committee note the report and advise the clerk accordingly.

Contact Officer: Linda Lewis:

Background papers: -

Letter from Kelvin Williams, Head of Planning and Environmental services.