



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 10th April 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 20th March 2017.

4.2 Action List – (none).

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

7.0 NEW PREMISES LICENCE APPLICATION

WK/201617203 SACRED CELLAR 103 HIGH STREET UCKFIELD TN22 1RN

Off sales alcohol, Tues to Friday 10:00 to 19:00hrs

Saturday 10:00 to 20:00hrs

Sunday 11:00 to 14:00hrs

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

WD/2017/0082/F 79-81 HIGH STREET, UCKFIELD, TN22 1AS

Change of use from A1 (shop) to D2 (yoga studio).

WD/2017/0008/FR 12 MANOR WAY, UCKFIELD, TN22 1DE

Retrospective application for two wooden garden sheds.

Premises Licence - New Application WK/201615820

Applicant : Cuckoo Sussex Ltd, Post Office Court, 75 High Street, Uckfield, East Sussex, TN22 1AP.

**9.0 CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 –
TWIGLETTS PRE SCHOOL, DOWNSVIEW CRESCENT, UCKFIELD, TN22 1UB
(WDC Ref ; WD/2017/0753/CC)**

Single-storey extension to the east of the nursery building to form additional play room, toilets and covered play space with associated external works.



Town Clerk,
5th April 2017

PLANNING APPLICATIONS

WD/2017/0581/F 28 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Proposed single storey rear extension.

WD/2017/0137/F LAND ADJACENT TO 2 DOWNLAND FARM COTTAGES, SNATTS ROAD, UCKFIELD, TN22 2AP.

Erection of field shelter/stable for the purpose of storage.

WD/2017/0545/F 149 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Proposed first floor rear extension and new replacement boundary fence.

WD/2017/0357/F SUITE 4 BELL WALK HOUSE, BELL WALK, UCKFIELD, TN22 5DQ

Change of use of the first floor and part ground floor from class B1 (Business) to class D2 (Assembly and Leisure) use, installation of two lifts, along with associated plant and cycle parking.

WD/2017/0411/LB 95A HIGH STREET, UCKFIELD, TN22 1RJ

Replacement of damaged sandstone step with York stone step of the same colour and design as the original.

WD/2017/0554/F 146A HIGH STREET, UCKFIELD, TN22 1AT

Conversion of existing offices on first and second floors of existing building into three self-contained flats.

WD/2017/0627/F 35 THE DRIVE, UCKFIELD, TN22 1BY

Proposed single storey porch/shower room extension.

WD/2017/0631/F 10 OAK TREE COURT, UCKFIELD, TN22 1TT

Demolition of garage and single storey side and rear extension.

WD/2017/0698/F JASMINE COTTAGE, HIGHLANDS AVENUE, RIDGEWOOD, UCKFIELD, TN22 5TD

Proposed rear PVCU conservatory.

6.0 DECISIONS

Approved:

WD/2016/3025/RM	THE COTTAGE, HEMPSTEAD ROAD, UCKFIELD, TN22 1DZ
WD/2017/0147/FR	18 BAXENDALE WAY, FERNLEY PARK, EASTBOURNE ROAD, UCKFIELD, TN22 5GD
WD/2017/0050/FA	6-7 FALMER COURT, LONDON ROAD, UCKFIELD, TN22 1HN
WD/2017/0268/FR	GREEN DIY, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL
WD/2017/0252/F	25 WILSON GROVE, UCKFIELD, TN22 2BU
WD/2017/0272/F	15 HIGH STREET, UCKFIELD, TN22 1AG
WD/2017/0262/F	15 STUMBLEWOOD CLOSE, UCKFIELD, TN22 5GA

Response to Town Council

WD/2016/3025/RM THE COTTAGE, HEMPSTEAD ROAD, UCKFIELD, TN22 1DZ
The Town Council's comments are noted and repeat very similar concerns first raised in the Outline submission WD/2016/1619/O. It is the outline stage which concerns regarding the principle of the development are addressed and the response to the first two points raised remains the same being that: "The site currently features a single dwelling with a proposed net gain of three. The existing dwelling sits amongst a landholding of .14 hectares which equates to 7 dwellings per hectare (dph), which is considered very low for an urban location. With 4 dwellings on the site the density would be increased to 29 dph, which remains low for an urban location and appropriate to the mixed density seen in the locality. An appraisal of the site and the surrounding area reveals no known watercourses that would support a recommendation for refusal due to flooding issues. "Where the potential for overlooking is concerned the loss of privacy to neighbouring properties has been subject to a more detailed assessment. Further to this the

applicant has provided an additional plan set to illustrate that roof level Velux windows will feature a cill level at 1.7 metres.

This is a benchmark for acceptability in permitted development (when applicable) and demonstrates that no adverse overlooking.

Appealed:

Planning Inspectorate Ref: APP/C1435/D/17/3169255

WD/2016/2250/FR 14 VIEWSWOOD PATH, UCKFIELD, TN22 1JJ

Meeting of the Planning Committee

Monday 10th April 2017

Agenda Item No. 8.0

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 28th February 2017:-
WD/2017/0082/F 79-81 HIGH STREET, UCKFIELD, TN22 1AS
Change of use from A1 (shop) to D2 (yoga studio).

WD/2017/0008/FR 12 MANOR WAY, UCKFIELD, TN22 1DE
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Premises Licence - New Application WK/201615820

Applicant : Cuckoo Sussex Ltd, Post Office Court, 75 High Street, Uckfield, TN22 1AP.

- 3.2 Having received no 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/2017/0082/F 79-81 HIGH STREET, UCKFIELD, TN22 1AS
Change of use from A1 (shop) to D2 (yoga studio).
Uckfield Town Council support the application.

WD/2017/0008/FR 12 MANOR WAY, UCKFIELD, TN22 1DE
Retrospective application for two wooden garden sheds.
Uckfield Town Council support the application.

Premises Licence - New Application WK/201615820

Applicant : Cuckoo Sussex Ltd, Post Office Court, 75 High Street, Uckfield, East Sussex, TN22 1AP

The Town Council would support this application subject to the licensee having proper controls and systems in place.

5.0 Recommendations

- 5.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:

Background papers: none