



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 10th December 2018
Council Chamber, Civic Centre, Uckfield at 7.00pm

AGENDA

Under The Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

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 19th November 2018

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.

THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD TN22 5JQ

New dwelling including formation of opening in existing listed garden wall to create new access.

WD/2018/2205/F BUDLETTS COTTAGE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD TN22 2EA

Erection of a two-storey oak framed extension to side elevation and replacement of existing garage roof.

8.0 TO NOTE CORRESPONDENCE RELATING TO WEALDEN DISTRICT COUNCIL DECISION FOR WD/2018/1288/F 19 JEFFREYS WAY TN22 1JF

Town Clerk,
4th December 2018

5.0 PLANNING APPLICATIONS

WD/2018/2363/F RIVERSIDE, UNIT 3, BRAMBLESIDE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD TN22 1QQ

Change of use from D2 (assembly and leisure) to B1(C) light industrial

WD/2018/2340/F LAND ADJACENT TO 30 SYCAMORE COURT, TN22 1TY

New dwelling.

WD/2018/2416/F CHICORY COTTAGE, ROCKS ROAD, UCKFIELD TN22 3PT

Proposed side and rear extensions to existing 4 bedroomed detached single-unit residential dwelling, including associated external landscaping works and internal alterations to create additional bedroom at first floor level.

WD/2018/2369/F 6 NEVILL ROAD, UCKFIELD, TN22 1PG

Single storey extension, porch & internal, alterations.

WD/2018/2434/F 2 OAKLEY WAY, UCKFIELD, TN22 2BL

Ground floor rear extension.

WD/2018/2410/F MILTON COTTAGE, PUDDING CAKE LANE, TN22 1BU

Single-storey side extension and internal alterations.

WD/2018/2411/LB MILTON COTTAGE, PUDDING CAKE LANE, TN22 1BU

Single-storey side extension and internal alterations.

WD/2018/2534/F LITTLE ORCHARD, LONDON ROAD, UCKFIELD TN22 1HX

Demolition of outbuildings and erection of a single storey building to provide annexed accommodation.

6.0 DECISION NOTICES

Approved:

WD/2018/1650/MAJ	UCKFIELD COMMUNITY TECHNICAL COLLEGE, DOWNSVIEW CRESCENT, UCKFIELD, TN22 3DJ
WD/2018/2055/F	35 VIEWS WOOD PATH, UCKFIELD, TN22 1JJ
WD/2018/2163/F	40 PIPERS FIELD, RIDGEWOOD, UCKFIELD TN22 5YH
WD/2018/2205/F	BUDLETTS COTTAGE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD TN22 2EA
WD/2018/2155/F	1 KELD CLOSE, UCKFIELD, TN22 5BP

Certificate of Lawful Development Issued:

WD/2018/2267/LDE 8 MEADOW VIEWS, RIDGEWOOD, UCKFIELD, TN22 5TL

Meeting of the Planning Committee

Monday 10th December 2018

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. Public notices were put up on the 30th October 2018 for:

THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ

New dwelling including formation of opening in existing listed garden wall to create new access.

WD/2018/2183/LB THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ

New dwelling including formation of opening in existing listed garden wall to create new access.

WD/2018/2205/F BUDLETTS COTTAGE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD TN22 2EA

Erection of a two storey oak framed extension to side elevation and replacement of existing garage roof

4.0 Declaration of Interests

Cllr Mayhew declared a personal interest in WD/2018/2205/F Budletts Cottage as he is friends of the applicant. He therefore took no part in the decision.

5.0 Comments

5.1 The Chairman gave the definitive response of the committee.

WD/2018/2097/F THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ and WD/2018/2183/LB THE FARMHOUSE, 26 HARLANDS MEWS, TN22 5JQ

New dwelling including formation of opening in existing listed garden wall to create new access.

Uckfield Town Council object to the application as the boundary wall is part of the grade 2 listing of the property and to create an opening in it would be detrimental to the structure. It was felt that the access would be best served by coming off of the existing Farmhouse driveway.

WD/2018/2205/F BUDLETTS COTTAGE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD TN22 2EA

Erection of a two storey oak framed extension to side elevation and replacement of existing garage roof.

Uckfield Town Council support the application as the extension would be in keeping with the existing building and although a large extension, it is on a large plot and therefore would not be considered an over development. Any approval should be subject to a condition that the public footpath which crosses the shared driveway in front of the property must remain open during the work and left undamaged.

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:
Background papers: none.

Meeting of the Planning Committee
Monday 10th December 2018

Agenda Item No. 8.0

TO NOTE CORRESPONDENCE RELATING TO WEALDEN DISTRICT COUNCIL DECISION FOR WD/2018/1288/F 19 JEFFREYS WAY TN22 1JF

1.0 Summary

2.2 The report provides the committee with information regarding correspondence between the Town Council and Wealden District Council following the decision given by Wealden District Council (WDC) to approve the retrospective planning application for the erection of panel fencing.

3.0 Background

2.1 On the 31st May Wealden advised that following an inspection by the Enforcement Officer the fence erected at 19 Jeffreys Way would require planning permission.

2.2 The Plans Committee considered the application on the 28th August 2018, and made the following comment:

Members felt that whilst the application suggested minimal encroachment, the Town Council's longstanding policy would be to object to shrinkage of the open plan nature of the Manor Park Estate; a Garden Estate which won awards in the 1960s for its open plan design.

It was also noted on a point of administration that the refence for this application, used only 'F' rather than 'FR' to indicate that it was in fact a retrospective application.

*It was subsequently **RESOLVED** to object to the retrospective application on the above grounds.*

3.0 Correspondence

3.1 On the 8th October the Plans Committee noted Wealden District Council's decision to approve the application, and the clerk was instructed to write to the District Council to advise of the committee's disappointment in this decision as it was felt that this had set a dangerous precedent which would eventually detract from the open plan appearance of the estate. It was also to be mentioned that this decision was contrary to enforcement actions being taken against similar erection of fences on the estate which once won awards for its open plan design.

3.2 A letter from the Town Council to the Planning Officer dated the 18th October was forwarded to the Enforcement Team.

3.3 The Enforcement Officer replied:

The Enforcement Officer following the complaint regarding the fence visited the site, and the owner advised that they would apply for planning permission, which you are aware a planning application was submitted and subsequently approved.

The Council did not seek to take formal enforcement action, as it was considered that the fence whilst breaching of planning controls, was not demonstrably harmful and therefore it was unlikely that the matter would justify formal enforcement action. The justification for not to taking action was born out by the planning application being approved based on the planning polices and material considerations, which are the same when considering enforcement action or granting planning permission.

3.4 The Enforcement Officer was contacted again as no response was forthcoming regarding the existence of covenants on the estate, which is to maintain the open plan design of the estate.

3.5 The Enforcement Officer replied:

Covenants do not fall within scope of planning control, as they are a private matter. In planning each case is based on its own merit and I would have to refer you the Planning officers report on WD/2018/1288/F, which sets out why planning permission was approved based on the relevant policies, which is available on the Councils web site. The reason for taking enforcement action on the other fences within the estate, was that those particular fences did not comply with the relevant policies and were considered harmful, which was

not the case with 19 Jeffery's Way. Even where there are planning conditions that a estate should be open plan, it does not mean that people can't apply to vary that condition and submit a planning application, which would then be considered and refused or approved.

3.0 This was reported to the Plans Committee on the 19th November under item 4.2 Action List. The committee asked that a letter be sent to the Senior Planning Officer regarding this decision and a letter was sent on the 29th November.

4.0 Recommendation

4.1 Members are asked to note the report.

Contact Officer: Linda Lewis: