



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 12th June 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 22nd May 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.

WD/2017/1065/F 4 TIMBERLEY GARDENS, RIDGEWOOD, TN22 5SZ

Conversion of ground floor garage into additional bedroom and en suite.

Town Clerk,
6th June 2017

5.0 PLANNING APPLICATIONS

WD/2017/1053/F 33 RINGLES CROSS, UCKFIELD, TN22 1HG

Proposed single storey rear extension.

WD/2017/1127/LB 180 HIGH STREET, UCKFIELD, TN22 1AX

The ground floor is to undergo a partial internal refit. The majority of the refit is to update existing sales counters, cashier desks, marketing and floor finishes within the branch.

WD/2017/0959/F LEALANDS, LONDON ROAD, RINGLES CROSS, UCKFIELD, TN22 1HE

To erect a white PVCU framed conservatory to the rear of the property.

WD/2017/1099/F 30 THE DRIVE, UCKFIELD, TN22 1BZ

Two storey side and rear addition.

WD/2017/1144/F 13 WARES FIELD, RIDGEWOOD, UCKFIELD, TN22 5SG

Proposed single storey front extension and internal alterations.

6.0 DECISIONS

Approved:

WD/2017/0411/LB	95A HIGH STREET, UCKFIELD, TN22 1RJ
WD/2017/0698/F	JASMINE COTTAGE, HIGHLANDS AVENUE, RIDGEWOOD, TN22 5TD
WD/2017/0627/F	35 THE DRIVE, UCKFIELD, TN22 1BY
WD/2017/0704/F	44 SELBY RISE, UCKFIELD, TN22 5EE
WD/2017/0581/F	28 FRAMFIELD ROAD, UCKFIELD, TN22 5AH
WD/2017/0823/F	20 KELD AVENUE, UCKFIELD, TN22 5BN
WD/2017/0836/F	19 HUNTERS WAY, UCKFIELD, TN22 2BB
WD/2017/0554/F	146A HIGH STREET, UCKFIELD, TN22 1AT
WD/2017/0482/F	170 HIGH STREET, UCKFIELD, TN22 1AU
WD/2017/0906/F	9 KELD AVENUE, UCKFIELD, TN22 5BN

Response to Town Council:

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

The Town Councils comments are noted. WDC waste team have not objected and advise on the requirements for both storage and bin collection. This provision has been sought through planning condition to ensure an adequate arrangement exists. The lack of parking is noted and this is an existing issue with the building as a whole and not unique to the proposal. The reduction in demand associated with residential uses is likely to realise a wider benefit and the Town Centre location which offers a range of transport choices to future residents. The terrace is a small outdoor amenity where noise and disturbance would be duly dealt with under environmental health regulations in the unlikely event disturbance would occur.

WD/2017/0482/F 170 HIGH STREET, UCKFIELD, TN22 1AU

The Town Council concerns are noted and acknowledged. A letter from Lawson Commercial has been submitted that refers to office premises supply and demand in the town. It states that there is a variety of purpose built offices of various sizes with parking that are available to let at present. This type of premises, a conversion from residential use in the 1980s, is not easy to let as tenants generally prefer purpose built accommodation. In addition it is understood that this premises has been on the market since December 2016 without any interest shown. The applicant had a parking survey undertaken to address the objections raised with regard to parking pressures. ESCC Highways Department confirm that the survey is sufficient to demonstrate the parking demand associated with the residential element of the planning proposal can be accommodated on-street and the impact of the change of use is acceptable from a highway perspective.

Refuse:

WD/2017/0815/F 62 NEW BARN LANE, RIDGEWOOD, UCKFIELD, TN22 5EL

Meeting of the Planning Committee

Monday 12th June 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 24th May 2017:-

WD/2017/1065/F 4 TIMBERLEY GARDENS, RIDGEWOOD, TN22 5SZ

Conversion of ground floor garage into additional bedroom and en suite.

- 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/2017/1065/F 4 TIMBERLEY GARDENS, RIDGEWOOD, TN22 5SZ
Uckfield Town Council support the application as it would be in keeping with the area.

5.0 Recommendations

- 5.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:

Background papers: none