



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 20th March 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 27th February 2017.

4.2 Action List – (none).

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

7.0 PREMISES LICENCE APPLICATION

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

WD/2017/0091/F SUSSEX STUDIOS, GRANGE ROAD, UCKFIELD, TN22 1QU

Change of use of the existing office building to create three two-bedroom flats.

WD/2017/0148/FA THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

To remove condition 4 from planning approval WD/2008/2274/F dated 23-10-2008 requiring existing detached garage to be demolished.

Town Clerk
14th March 2017

5.0 PLANNING APPLICATIONS

WD/2017/0316/F 44 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Proposed crossover.

WD/2017/0272/F 15 HIGH STREET, UCKFIELD, TN22 1AG

The removal of external existing air conditioning equipment, based on the rear first floor elevation wall and the installation of 1 new plant room louvre within the same area.

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/2017/0123/F 15 MARKLAND WAY, UCKFIELD, TN22 2DE

Proposed single storey front extension, front porch, and internal alterations with replacement doors to the rear.

WD/2017/0425/F 96 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

Single storey side extension.

6.0 DECISIONS

Approved:

WD/2017/0037/F	7 CLAREMONT RISE, UCKFIELD, TN22 2AH
WD/2016/3075/F	96 NEVILL ROAD, UCKFIELD, TN22 1LU
WD/2016/2981/O	30 RINGLES CROSS, UCKFIELD, TN22 1HG
WD/2016/3024/F	UNIT 9, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL
WD/2017/0064/F	82 THE DRIVE, UCKFIELD, TN22 1DA
WD/2017/0007/F	47 KELD AVENUE, UCKFIELD, TN22 5BW
WD/2017/0148/FA	THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

Refused:

WD/2017/0057/F	20 KELD AVENUE, UCKFIELD, TN22 5BN
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Response to Town Council

WD/2017/0057/F	20 KELD AVENUE, UCKFIELD, TN22 5BN
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The Town Council comments are noted. The application introduces an inappropriate extension in terms of size, scale and design and in close proximity to the boundary with the neighbouring property. Given the north-south manner in which the houses are situated, the proposal would be visually overbearing and harmful to the amenities of the occupiers at the neighbouring property as it is currently.

WD/2017/0064/F	82 THE DRIVE, UCKFIELD, TN22 1DA
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Town Council's comments are duly noted and revisions have been received amending the flat roof to a pitched roof to be sympathetic to the host dwelling.

7.0 PREMISES LICENCE APPLICATION

WK/201616494 – NOBLE WINES, 242 – 244 HIGH STREET, UCKFIELD TN22 1RE

Meeting of the Planning Committee

Monday 20th March 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 3rd February 2017:-

WD/2017/0091/F SUSSEX STUDIOS, GRANGE ROAD, UCKFIELD, TN22 1QU

Change of use of the existing office building to create three two-bedroom flats..

WD/2017/0148/FA THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

To remove condition 4 from planning approval WD/2008/2274/F dated 23-10-2008 requiring existing detached garage to be demolished.

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

4.0 Declaration of Interests

All members of the committee declared a personal interest in WD/2017/0148/FA The Cedars, London Road as they know the applicant and were unable to discuss this application.

5.0 Comments

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

WD/2017/0091/F SUSSEX STUDIOS, GRANGE ROAD, UCKFIELD, TN22 1QU

Change of use of the existing office building to create three two-bedroom flats.

The Plans Committee **are unable to support this application at the present time**, as a result of limited information being made available:

- No elevation drawings were provided with the application which made it difficult for the Plans Committee to visualise the new proposed street view/street scene with the proposed new roof line/height compared to the existing building;
- Members feel that the parking layout is impractical and not sufficient for the needs of the property, as highlighted by Kal Pegler, Principal Transport Development Control Officer at ESCC. These Highway comments need to be taken into consideration;
- The bin store is likely to be impractical adjacent to a public footpath in a busy road;
- The Plans Committee would benefit from seeing a response to the Heritage documentation for this property before making an informed decision.

WD/2017/0148/FA THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

To remove condition 4 from planning approval WD/2008/2274/F dated 23-10-2008 requiring existing detached garage to be demolished.

The Plans Committee note this application and thank Wealden DC for the opportunity to comment.

6.0 Recommendations

- 6.1 It is recommended that members note the report.
Contact Officer: Linda Lewis:
Background papers: none