



## UCKFIELD TOWN COUNCIL

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE MEETING** to be held on  
Monday 25<sup>th</sup> March 2019  
**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 4<sup>th</sup> March 2019

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/2019/0189/F STONEWOLD, SNATTS ROAD, UCKFIELD, TN22 2AN**

Proposed single storey front and rear extensions.

**WD/2018/2154/LB THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

Change of use of residential boarding school (C2) and staff accommodation to residential (C3 use), including the formation of a new vehicular access, erection of a ground floor rear extension (orangery) and garage block, and landscaping works to create a lowered patio with stone faced gabion crates.

**WD/2018/1793/F THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

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**WD/2018/1533/RM LAND ADJOINING 22 KELD DRIVE, TN22 5BS**

Reserved matters pursuant to outline application WD/2016/1990/O (proposed new residential development of 4-7 dwellings following the demolition of 22 Keld Drive, Uckfield). Amended plans dated 13th February in regards to change in site layout and changes to House type C.



Town Clerk,  
19<sup>th</sup> March 2019

## 5.0 PLANNING APPLICATIONS

### WD/2019/0209/F LAND AT SNATTS ROAD, UCKFIELD, TN22 2AR

Phased development of 1 no. rental dwelling and 3 no. self-build dwellings.

### WD/2019/0329/F SUSSEX BEDS, THE SEED HOUSE, BELL WALK, TN22 5DQ

Installation of 3 no. new a/c units within the store and 3 no. fan units on east-facing outside wall.

### WD/2019/0469/F 35 THE DRIVE, UCKFIELD, TN22 1BY

Proposed side extension to existing kitchen.

### WD/2019/0445/F 10 LONGBURY, UCKFIELD, TN22 5DF

Single storey extension to south elevation and associated alterations

### WD/2019/0480/F 11 HARLANDS MEWS, UCKFIELD, TN22 5JQ

Rear ground floor extension comprising extended kitchen/ dining/ living room.

### WD/2019/0478/F 28 KNIGHTS MEADOW, UCKFIELD, TN22 1UX

Proposed first floor side extension over garage and internal alterations.

### WD/2019/0409/F 98 HUNTERS WAY, UCKFIELD

Ground floor side extension.

### WD/2019/0532/F 6 ARUN PATH, UCKFIELD, TN22 1NL

Loft conversion with rear flat roof dormer.

## 6.0 DECISION NOTICES

### **Approved:**

|                |   |
|----------------|---|
| WD/2018/2763/F | 11 ROMAN WAY, UCKFIELD TN22 1UY               |
| WD/2017/1973/F | THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ |
| WD/2018/2765/F | 17 BROWNS LANE, UCKFIELD TN22 1RY             |
| WD/2019/0189/F | STONEWOLD, SNATTS ROAD, UCKFIELD, TN22 2AN    |
| WD/2019/0114/F | 41 VIEWS WOOD PATH UCKFIELD TN22 1JJ          |

### **Response to Uckfield Town Council:**

WD/2017/1973/F THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ  
*The comments of the Town Council have been carefully considered. Emerging Wealden Local Plan Policy EC1 does not include retail uses in its list of safeguarded employment uses.*

*The extension does actually increase the amount of commercial floor area from the existing figure of 957sqm up to 958sqm. The greater flexibility of the proposed arrangement will ensure longevity of the site which although not primary or secondary frontage (as indicted in the emerging plan policy RUGA 16 which allows appropriate changes of use) is an important part of the town centre. The Environment Agency has been consulted on the application and do not raise objections to the proposed development. In their consultation response they set out that subject to measures set out in the flood risk assessment being applied the proposal will accord with the flood risk guidance set out in the NPPF (a condition has been recommended by officers).*

### **Enforcement Notice to take effect on 5<sup>th</sup> April 2019**

LAND AT 12 CASTLE WAY, UCKFIELD

A breach of planning control (an unauthorised development) was substantially completed less than four years ago. The formation of a second-floor extension comprising the installation of a front roof-light window and the construction of a rear dormer extension. Wealden District Council does not consider that planning permission should be given, because planning conditions could not overcome the objections to the development contained within the notice.

Compliance to the notice is required within 3 months.

## **Meeting of the Planning Committee**

**Monday 25<sup>th</sup> March 2019**

**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 8<sup>th</sup> 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 14<sup>th</sup> February 2019:

##### **WD/2019/0189/F STONEWOLD, SNATTS ROAD, UCKFIELD, TN22 2AN**

Proposed single storey front and rear extensions.

##### **WD/2018/2154/LB THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

Change of use of residential boarding school (C2) and staff accommodation to residential (C3 use), including the formation of a new vehicular access, erection of a ground floor rear extension (orangery) and garage block, and landscaping works to create a lowered patio with stone faced gabion crates.

##### **WD/2018/1793/F THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

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##### **WD/2018/1533/RM LAND ADJOINING 22 KELD DRIVE, TN22 5BS**

Reserved matters pursuant to outline application WD/2016/1990/O (proposed new residential development of 4-7 dwellings following the demolition of 22 Keld Drive, Uckfield).

Amended plans dated 13<sup>th</sup> February in regards to change in site layout and changes to House type C.

#### **4.0 Declaration of Interests**

None.

#### **5.0 Comments**

- 5.1 The Chairman gave the definitive response of the committee.

##### **WD/2019/0189/F STONEWOLD, SNATTS ROAD, UCKFIELD, TN22 2AN**

Proposed single storey front and rear extensions.

Uckfield Town Council support the application as the extensions are in accordance with the design and style of the property.

The following application for the same address were given the same comments:

##### **WD/2018/1793/F THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

##### **WD/2018/2154/LB THE BELFRY, 6 NEW TOWN, UCKFIELD, TN22 5DB**

Change of use of residential boarding school (C2) and staff accommodation to residential (C3 use), including the formation of a new vehicular access, erection of a ground floor rear extension (orangery) and garage block, and landscaping works to create a lowered patio with stone faced gabion crates.

Uckfield Town Council object to the application on the following grounds:

- (1) Concerns that new vehicular access would exacerbate the traffic problems onto the highway and also concerns over the lack of visibility that drivers would have on egress from the site.
- (2) Lack of information and details in the application as a whole.

- (3) The plan provided for the garage block does not show materials to be used which may be out of keeping with the style, design and appearance of the main building and therefore have a detrimental impact on the historical appearance of the site.
- (4) Information with regards to parking, provided on Clause 13 of the application is misleading as this would be affected by the Outline application no. WD/2018/1789/O.

**WD/2018/1533/RM LAND ADJOINING 22 KELD DRIVE, TN22 5BS**

Reserved matters pursuant to outline application WD/2016/1990/O (proposed new residential development of 4-7 dwellings following the demolition of 22 Keld Drive, Uckfield).

Amended plans dated 13th February in regards to change in site layout and changes to House type C.

Uckfield Town Council object to the application for reasons previously given and as follows:

- (1) Unable to make an informed decision due to the incomplete and lack of information regarding in particular the highway's issues.
- (2) The mix of housing, now being 6 x 3 bedroom and 1 x 4 bedroom, is contrary to the emerging Wealden Local Plan, which is to increase the number of smaller bedroom homes. Members would have preferred to see a greater reduction in bedroom capacity of the homes which are needed in Uckfield.

**6.0 Recommendations**

- 6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:  
Background papers: none.