



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 27th February 2017
Council Chamber, Civic Centre, Uckfield at 7pm

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 6th February 2017.

4.2 Action List – (none).

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

Town Clerk
21st February 2017

5.0 PLANNING APPLICATIONS

WD/2017/0252/F 25 WILSON GROVE, UCKFIELD, TN22 2BU

Proposed single storey extension to the side and associated alterations.

WD/2017/0147/FR 18 BAXENDALE WAY, FERNLEY PARK, EASTBOURNE ROAD, UCKFIELD, TN22 5GD

Single storey rear extension.

WD/2017/0064/F 82 THE DRIVE, UCKFIELD, TN22 1DA

Removal of conservatory and provision of 2 storey rear addition.

Amended plan received date stamped 10/02/2017

WD/2017/0262/F 15 STUMBLEWOOD CLOSE, UCKFIELD, TN22 5GA

Proposed single storey rear extension.

WD/2017/0154/F 36 KELD AVENUE, UCKFIELD, TN22 5BW

Porch on front elevation.

WD/2017/0268/FR GREEN DIY, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

Retrospective application for an extension to the retail unit to provide a trade counter.

6.0 DECISIONS:

Approve:

WD/2016/1701/O	LAND ADJACENT TO 16 WEST VIEW, UCKFIELD, TN22 1PD
WD/2017/0011/F	111 NEVILL ROAD, UCKFIELD, TN22 1LJ
WD/2016/2922/F	72 TOWER RIDE, UCKFIELD, TN22 1NU
WD/2016/2984/F	OAKRIDGE HOUSE, NEW TOWN, UCKFIELD, TN22 5DL
WD/2016/2924/O	KINGS COURT, HEMPSTEAD ROAD, UCKFIELD, TN22 1FE

Refused:

WD/2016/2591/F	35 FRAMFIELD ROAD, UCKFIELD, TN22 5AH
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PERMITTED DEVELOPMENT

Granted:

WD/2016/3079/LDE	47 KELD AVENUE, UCKFIELD, TN22 5BW
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RESPONSE TO TOWN COUNCIL:

WD/2016/1701/O	LAND ADJACENT TO 16 WEST VIEW, UCKFIELD, TN22 1PD
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At the time of writing this report there was headroom in Uckfield (as set out in the officer report) for the Ashdown Forest sphere of influence. The trees in the vicinity of the site are not protected. A tree assessment could be conditioned for reserved matters to ensure they are considered the plan does indicate separation from the RPA. The location of the site would not have an adverse effect upon the open nature of the site it would use a space between a building garden and road. The frontage (where the open space is) would not be materially affected.

WD/2017/0011/F	111 NEVILL ROAD, UCKFIELD, TN22 1LJ
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The concerns of the Town Council are duly noted. However, this proposal allows for one bathroom in the main dwelling with access at first floor level as opposed to the previously approved application which provided an additional bathroom in the extension and no access to the main dwelling at first floor. Additionally a rear dormer has been included. A condition will still be included on the decision notice to retain the extension as ancillary to the main dwelling and not used as a separate unit to alleviate concerns.

WD/2016/2922/F 72 TOWER RIDE, UCKFIELD, TN22 1NU

The Town Councils comments effectively repeat their original objections set out in the extant application WD/2016/16/85/F, which this application seeks to amend. In this amended version of the permitted house it is noted no comment is offered on the proposed changes concerning the additional bedroom and alterations to the frontage. It remains the case that development proposed is consistent with other examples of infill residential development which have long provided for much needed housing. The available plot provides for both amenity spaces as well as off road parking for two vehicles which respond to concerns regarding parking. The dwelling does nothing to impinge on the open plan nature of the estate with the proposed infilling of the junctions between the north and eastern terrace blocks. The true open plan character, whereby dwellings generally face inward toward common greenspaces is not compromised.

WD/2016/2924/O KINGS COURT, HEMPSTEAD ROAD, UCKFIELD, TN22 1FE

The Town Councils comments are noted. The site is catered within existing higher density residential development, mainly flats. With 3 further flats on the site the wider density of the area would be increased, however as is seen in the indicative site plan the amount of development remains appropriate for an urban location. The site plan also reveals space is available for parking, which would be subject to final details within reserved matters submission and associated planning conditions.