

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 24th July 2017 at 7.00pm

Cllr. S. Mayhew (Chairman)
Cllr. D. French

Cllr. K. Everett
Cllr. J. Love
Cllr. C. Macve

IN ATTENDANCE:-

2 members of the press (recorded the meeting)
1 member of the public (recording the meeting)

5 further members of the public
Cllr. H. Firth
Cllr. P. Meakin
Cllr. D. Ward

Minutes taken by Holly Goring

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to any item on the agenda.

Cllr Macve declared an interest in Item 5.0 - Planning application WD/2017/1371/FR.

2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

Mr Gibbens wished to speak on Item 5.0 - WD/2017/1368/MRM LAND WEST OF UCKFIELD - SITE SD1.

Mr Gibbens felt that the 15% ratio for affordable housing was poor. It was important to make sure that there was as much affordable housing as possible for the local area and local need. A number of residents were unable to stay in the area due to house prices. He therefore wished to ask the Council that they push for as much as possible.

Mr Looker wished to speak on Item 5.0 - WD/2017/1368/MRM LAND WEST OF UCKFIELD - SITE SD1.

Mr Looker was the Vice President of the Chamber of Commerce. They had looked at the statistics for affordable housing onsite. Wealden District Council's policy recommended 35% but for this development it was reduced to 15%. When they looked at the number of bedrooms, it seemed in actual terms to be nearer to 9%. This would somewhat reduce the opportunities for young families and lower income households to afford to live and work in the town. This could therefore have a drastic implication on Uckfield Town as a commercial centre.

Mr Beesley wished to speak on Item 5.0 - WD/2017/1368/MRM LAND WEST OF UCKFIELD - SITE SD1.

Mr Beesley had lived in the town for 24 years and focused on three areas:

(i) Affordable housing – youngsters were already finding it difficult to stay within the town. Mr Beesley could understand the developer's point of view but this would be of huge detriment to the town and its younger population.

(ii) Infrastructure – the town's infrastructure was already limited – how was Uckfield going to cope in terms of schooling, healthcare etc. The schools had already received major funding cuts, and the authorities knew full well that the local schools were struggling to find places.

(iii) East Sussex County Council – had undertaken an assessment of the affect that the development would have. Mr Beesley wondered whether the local Planning Authority and Developer had taken account of this assessment since outline planning permission had been granted.

3.0 APOLOGIES:

Apologies for absence were received from Councillors. J. Anderson and D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held 26th June 2017

P167.07.17 It was **RESOLVED** that the minutes of the Plans Committee of the 26th June 2017, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List None.

5.0 PLANNING APPLICATIONS

Subject to the statements from members of the public, the Chairman, Councillor Mayhew suggested that Item WD/2017/1368/MRM LAND WEST OF UCKFIELD - SITE SD1 be brought forward.

WD/2017/1368/MRM LAND WEST OF UCKFIELD - SITE SD1.

Reserved matters application for phases 1A & 1B of development at Ridgewood Farm (details of appearance, landscaping, layout and scale) pursuant to planning consent WD/2015/0209/MEA for the erection of 250 no. dwellings and associated car parking, play areas, hard and soft landscaping, drainage ponds and earthworks."

Members discussed the very low percentage of affordable housing and number of units proposed within this application. It was recognised that this would have been due to costings, but wondered whether any pressure could be placed on the developer to review the affordable housing units proposed.

Members felt particularly strong about the proposals for access into the site and poor visibility and danger that might be caused on the proposed northern point of access opposite Ridgewood House, despite hearing that ES Highways had deemed this acceptable. They noted that there were no details within the application to understand when the access points or highway works were going to be completed.

Members also raised their concerns in regards to the infrastructure, which was already at capacity within the town.

On a more positive note, members noted that there were reasonably good parking facilities for the development, and garages appeared larger than the typical size for new build developments. One of the affordable housing blocks was also located near to green spaces. The members could only assume that the plans for refuse storage and collection were accurate.

The Chairman noted the concerns of the public and committee members and noted that the application as it stood reflected that the development was not building for the people of Uckfield, but for the people coming into Uckfield.

P168.07.17 Further to above discussions, it was **RESOLVED** that Plans Committee would not support the application due to the proposed density of, and number of affordable housing units and proposed points of access.

WD/2017/1371/FR 85 ROCKS PARK ROAD, UCKFIELD, TN22 2BD
Retrospective driveway.

P169.07.17 It was **RESOLVED** to support the application.

WD/2017/1261/FR THE RINGLES CROSS, RINGLES CROSS, TN22 1HG
Retrospective application for works carried out to the rear beer garden, comprising children's play equipment and decked seating area with timber framed pergola.

P170.07.17 It was **RESOLVED** to support the application.

WD/2017/0902/FR SMOKEHOUSE, 91A HIGH STREET, UCKFIELD, TN22 1RJ & WD/2017/0903/LBR SMOKEHOUSE, 91A HIGH STREET, UCKFIELD, TN22 1RJ
Retrospective application to change two cottages into 6 no. hotel bedrooms with en-suite bathrooms.

P171.07.17 It was **RESOLVED** to support the application.

WD/2017/1465/F 59 BAXENDALE WAY, UCKFIELD, TN22 5GB
Conversion of roof space and single storey rear extension to dwelling.

P172.07.17 It was **RESOLVED** to support the application.

WD/2017/1488/F 62 NEW BARN LANE, RIDGEWOOD, UCKFIELD, TN22 5EL
Two storey addition and single storey link to garage.

Members noted that this application had been previously submitted but this had reflected previous comments and included amended plans.

P173.07.17 It was **RESOLVED** to support the application.

WD/2017/1300/FR 2B CUCKMERE PATH, UCKFIELD, TN22 1LY
To extend existing fence to side of house. Build small shed within new fenced area.

Members noted that the dimensions did not appear small and recognised the location of the application in the estate of Manor Park, which was designed as an open plan residential area.

P174.07.17 It was **RESOLVED** to object to this application, on the grounds of the open plan design of Manor Park estate and the apparent size of the shed.

WD/2017/1450/F 212A HIGH STREET, UCKFIELD, TN22 1RD & WD/2017/1451/LB 212A HIGH STREET, UCKFIELD, TN22 1RD
Change of use from A1 to A3 including internal works, installation of an extraction flue and new fascia signage.

P175.07.17 It was **RESOLVED** to support the proposed change of use, but request that the applicant re-evaluate the signage, as this did not seem in-keeping with the requirements of the Conservation Area.

6.0 DECISION NOTICES

Approved:

WD/2017/1099/F	30 THE DRIVE, UCKFIELD, TN22 1BZ
WD/2017/1144/F	13 WARES FIELD, RIDGEWOOD, UCKFIELD, TN22 5SG
WD/2017/1127/LB	180 HIGH STREET, UCKFIELD, TN22 1AX
WD/2017/0357/F	SUITE 4 BELL WALK HOUSE, BELL WALK, TN22 5DQ
WD/2017/1188/FA	THE MEADS, GRANGE ROAD, UCKFIELD TN22 1QU
WD/2017/1270/F	9 MARKLAND WAY, UCKFIELD, TN22 2DE
WD/2017/1278/F	45 VIEWS WOOD PATH, UCKFIELD TN22 1JJ

Permitted Development

WD/2017/0959/F	LEALANDS, LONDON ROAD, RINGLES CROSS, TN22 1HE
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Appeal Dismissed:

WD/2016/2591/F	35 FRAMFIELD ROAD UCKFIELD TN22 5AH
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Members noted the decision notices.

The meeting closed at 7.40pm.