



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 2nd December 2019 at 7.00pm

Cllr. D. French (Chairman)
Cllr. B. Cox
Cllr. J. Love
Cllr. D. Bennett

Cllr. J. Beesley
Cllr: S. Mayhew
Cllr. C. Macve

IN ATTENDANCE: -

1 member of the press - recording

Minutes taken by Linda Lewis – Administrative Officer

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, but none were forthcoming.

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

None received.

3.0 APOLOGIES

All members of the committee were present.

4.0 MINUTES

4.1 Minutes of the meeting held on 11th November 2019

P45.12.19 It was **RESOLVED** that the minutes of the Plans Committee of the 11th November 2019, subject to adding that 1 member of the press was present, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List – none

5.0 PLANNING APPLICATIONS

WD/2019/1914/MAJ LAND WEST OF UCKFIELD, RIDGEWOOD FARM, UCKFIELD, TN22 5TH

Temporary permission is sought for the creation of two temporary spoil stockpiles, temporary access and associated works on land which falls within the approved employment land of outline planning permission WD/2015/0209/MEA.

P46.12.19 It was **RESOLVED** to support the application in respect that the flood risks have been assessed by the relevant authority. As these stock piles could be in place for up to five years it must be monitored in order that no problems arise during this time.

WD/2019/2295/F OLD COURT, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Proposed single storey extension to form annexe.

P47.12.19 It was **RESOLVED** to support the application as the annexe would not have any detrimental effect on the adjoining neighbours. However, members would request that

the approval be subject to a condition that would not allow the building to be made into two completely separate dwellings in the future.

Members agreed with the suggestion of the Chairman that the following two applications for The Seed House be taken together

WD/2019/2264/F 3 THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ

WD/2019/2265/AI 3 THE SEED HOUSE, BELL LANE, UCKFIELD, TN22 5DQ

Installation of 5no. 150mmx150mm and 2no. 500mmx500mm ventilation grilles to side elevation; installation of 3no. ac condenser units at high level on rear elevation; installation of 2no. internally-illuminated fascia signs to front & side elevations.

P48.12.19 It was **RESOLVED** to support the applications as the proposal would be beneficial to a retail business in Uckfield.

WD/2019/2229/F MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Single Storey Side/Rear Extension.

P49.12.19 It was **RESOLVED** to object to the fact that this 'Full' application was not accompanied by 'Listed Building' type application and because of this members felt unable to comment further on the proposed works.

WD/2019/2432/FR 12 CASTLE WAY, RIDGEWOOD, UCKFIELD TN22 5UW

Loft conversion to existing dwelling with new rear dormer and front roof lights.

P50.12.19 It was **RESOLVED** to object to the application as the eaves of the dormer window roof will over hang the property boundary thus encroaching over the adjoining property (no 11 Castle Rise).

It was also noted that the drawing marked as 'existing' shows the property pre any building amendment works and it was felt that this should have shown the building as it is now in order that members can assess this application for remedial works to a build carried out without prior permission.

6.0 DECISION NOTICES

Approved:

WD/2019/1977/F 78 BROWNS LANE, UCKFIELD, TN22 1LQ

WD/2019/2123/F 49 SELBY RISE, UCKFIELD, TN22 5EE

WD/2019/1971/F 2 HUGHES WAY, UCKFIELD, TN22 1DX

WD/2019/1773/MRM LAND WEST OF UCKFIELD, RIDGEWOOD FARM,
UCKFIELD, TN22 5TH

WD/2019/2004/FA LITTLE ORCHARD, LONDON ROAD, UCKFIELD TN22 1HX

WD/2019/0782/F THE UCKFIELD CLUB, BELL LANE, UCKFIELD, TN22 1QL

Response to Town Council:

**WD/2019/1773/MRM LAND WEST OF UCKFIELD, RIDGEWOOD FARM,
UCKFIELD, TN22 5TH**

The site originally came forward as part of the strategic growth identified within the Core Strategy Local Plan 2013 (policies WCS1 – WCS 4 inclusive). The issues of traffic congestion have been considered and assessed at the outline stage of the planning assessment. The development under consideration in this application is part of the enabling development to bring forwards the quantum of employment and housing within the outline permission. The outline permission includes a large range of provisions within the planning conditions

and S106 planning agreement to address and mitigate the harm associated with the traffic implications of the development, including various off-site highways and footway improvements.

The development of the wider outline site has been informed by detailed ecological surveys. Associated mitigation measures have been devised, including more specific measures linked to the amendments within the current roundabout, road and ground levels application. Planning conditions would ensure these measures are deployed as part of the development of the site. Within the development there are specific landscaping and habitat safeguarding/development measures, including open space provision which would be delivered to mitigate the biodiversity harm within the broader site.

WD/2019/2004/FA LITTLE ORCHARD, LONDON ROAD, UCKFIELD TN22 1HX

The increase in height of the canted roof section is 200mm overall, and as it is sited at the rear of the building, there would be no impact on visual or residential amenity, since it is very difficult to view from outside the site. As such, there are no policy grounds for refusal.

**7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS –
WD/2019/2004/FA LITTLE ORCHARD, LONDON ROAD, TN22 1HX**

Minor material amendment to WD/2018/2534/F

(demolition of outbuildings and erection of a single-storey building to provide annexed accommodation) involving variation of condition 5 to allow minor elevational changes.

Uckfield Town Council object to the Variation of Condition 5, including elevational changes, as the addition of the glass roof increases the height of the elevation making it out of keeping.

We should also like to comment that this application is retrospective since the project has been completed. We would therefore ask why this was not a retrospective application and would also like to be advised why a building inspector had allowed the build to continue to a plan that had not had prior approval.

Public notices were put up on the 29th October 2019:

WD/2019/0782/F THE UCKFIELD CLUB, BELL LANE, TN22 1QL

Erection of 1.4m high picket style fence.

Uckfield Town Council support the application, with the stipulation that the fence must be on land in the ownership of the applicant.

WD/2019/1737/F 110 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

Demolish the existing porch. New dropped kerb and paving over front garden for parking purposes.

Uckfield Town Council support the application with the condition that the parking area be laid with a permeable surface.

Members noted the report.

8.0 RESPONSE FROM WEALDEN DISTRICT COUNCIL REGARDING RETROSPECTIVE APPLICATION AND THE ROLE OF THE BUILDING INSPECTOR – attached.

Members noted the decision notices.

The meeting closed at 7.24pm.