



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 2nd December 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 11th November 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 – attached.

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

Town Clerk
26th November 2019

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.

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

Proposed single storey extension to form annexe.

WD/2019/2264/F 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.

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.

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

Single Storey Side/Rear Extension.

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

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

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.*

Meeting of the Planning Committee

Monday 2nd December 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 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.

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

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.

Public notices were put up on the 12th November 2019:

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

Erection of 1.4m high picket style fence.

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.

4.0 Declaration of Interests

Cllr Macve declared a personal interest in WD/2019/2004/FA as he is a neighbour. He did not give comments or discuss the application with other members of the committee.

5.0 Comments

5.1 The Chairman gave the definitive response of the committee.

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

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

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:

Background papers: none.

Meeting of the Plans Committee

Monday 2nd December 2019

Agenda Item 8.0

RESPONSE FROM WEALDEN DISTRICT COUNCIL REGARDING RETROSPECTIVE APPLICATION AND THE ROLE OF THE BUILDING INSPECTOR

1.0 Summary

- 1.1 The report sets out the response from Wealden District Council to the questions raised regarding retrospective applications and the role of the building inspector to adhere to approved plans.

2.0 Background

- 2.1 The plans committee commented on Application 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.
This application was discussed outside the cycle of meetings and the clerk returned a consultation form.
- 2.2. In addition to the reply to the consultation for this application the clerk was asked to send a letter to Wealden District Council which questioned:
 - a) why was this not a retrospective application since the project had been completed, and;
 - b) why had the building inspector allowed the build to continue to a plan that had not had prior approval?

3.0 Response from Planning Officer

- a) *The application form stated the commencement and completion dates of the development, so it was clear that the application was retrospective. Applying to vary the condition requiring the development to be carried out in accordance with a specific numbered plan and substituting it with another is a frequent route to regularising situations such as this, and does not contravene the planning regulations. Of course, it is regrettable that applicants do not always comply with planning conditions, but this is one way to address non-compliance with approved plans; fortunately, in this case, the changes were relatively minor, and no harm to visual or residential amenity arose.*
- b) *With regard to inspections, there is no duty on building inspectors to carry out checks on developments to ensure that they have been carried out in accordance with approved planning consents issued under the Town and Country Planning Acts. Their function is to ensure that development is carried out in accordance with the Building Regulations, which is entirely separate legislation. In practice, building inspectors have no knowledge of whether developments benefit from permitted development rights or if planning permission has been granted, due to the separation of planning law and building regulations. Furthermore, planning legislation places no duty on local authorities to inspect developments to ensure compliance, nor are the resources available for us to do so. This means that we have to rely on applicants to comply with their approvals, which by and large they do, or for third parties to alert us to breaches of planning control for enforcement to investigate. Sometimes planning officers notice breaches*

which are obvious, or if they are on site for other reasons (inspecting proposed materials, for example), and they are dealt with appropriately. In addition, applicants have the option of using Approved Inspectors, which have no connection with the Council at all (an option introduced by government), and are often the first choice of volume housebuilders and developers.

4.0. Recommendation

4.1. Members are asked to note the report.

Contact Officer: Linda Lewis

Background papers: none.