



UCKFIELD TOWN COUNCIL

Council Offices, Civic Centre
Uckfield, East Sussex, TN22 1AE

Tel: (01825) 762774 Fax: (01825) 765757

e-mail: townclerk@uckfieldtc.gov.uk

www.uckfieldtc.gov.uk

Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE MEETING** to be held on
Monday 11th November 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 21st October 2019

4.2 Action List – none.

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

Town Clerk
5th November 2019

5.0 PLANNING APPLICATIONS

WD/2019/2131/F UNIT 7 BELL LANE, BELLBROOK INDUSTRIAL ESTATE, TN22 1QL

Proposed change of use from B8 and A1 to B2 (automotive repair and MOT centre).

6.0 DECISION NOTICES

Approved:

WD/2019/0872/LB THE MANOR HOUSE, REGENCY CLOSE, UCKFIELD, TN22 1DS

WD/2019/0197/LB 91A HIGH STREET, UCKFIELD, TN22 1RJ

WD/2017/1734/LBR 97-99 HIGH STREET, UCKFIELD, TN22 1RJ

WD/2019/1891/F 29 RINGLES CROSS, UCKFIELD, TN22 1HG

WD/2019/1841/F 52 BROWNS LANE, UCKFIELD, TN22 1UF

Refused:

WD/2019/1637/F OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, TN22 1QP

Response to Town Council:

WD/2019/1637/F OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, TN22 1QP

Whilst the site is located within the defined development boundary for Uckfield and is in a sustainable location, the proposal represents an overdevelopment of a restricted backland site, and appears as an attempt to introduce a total of two houses onto a site that is simply not big enough to accommodate development of this scale. The contrived parking arrangements add to this cramped characteristic. In terms of providing an additional dwelling, the proposal would provide only one additional unit and benefits of a social, economic and environmental nature are thus very limited, and do not outweigh the harm identified to the character of the immediate area. The proposal therefore conflicts with the Councils approved policies and the NPPF.

WD/2019/0197/LB 91A HIGH STREET, UCKFIELD, TN22 1RJ

The site was previously two cottages, and only became hotel accommodation in the recent past. It is not a particularly established accommodation for tourism use, and is currently vacant. The emerging Local Plan 2019 does not contain specific tourism policies to retain tourism accommodation within built-up areas, and as such, there is no policy presumption against the proposal.