



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 3rd February 2020 at 7.00pm

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

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

IN ATTENDANCE: -

2 member of the press – recording
4 members of the public
Minutes taken by Holly Goring – Town Clerk

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

Two members of the public wished to speak on agenda item 5.0 (application WD/2019/2691/F - 52, Brown's Lane, Uckfield).

P62.02.20

It was **RESOLVED** to suspend Standing Orders to allow members of the public to speak.

A resident who lived adjoining wished to raise concerns with the new application for 52, Brown's Lane to convert the existing three bed house to a two bed, and place another two bed house on the side. This would present problems with parking and access, leaving access onto the semi-circle quite hazardous.

The cul de sac already struggled with excess surface water run-off in heavy rain, and there were already issues in the winter, where the water turned the area to an ice sheet. Further works to the property adjoining and the need to move the large retaining wall further back to make space for the property, would potentially increase surface run-off to nearby properties.

The proposals within the application would also adjust the definition of their property, and is totally at odds with the Manor Park design and concept of a garden estate.

A second resident living in the vicinity of the application, reminded members that Manor Park won awards in the past for its design and for being an open plan (no fencing or hedging) estate.

Parking would be the real issue. Two parking spaces are to be provided in front of each house, which would essentially create a car park in the area and add to existing problems with surface run-off in wet weather. Parking was already difficult in this area and with the construction of the new Uckfield Community College, more and more vehicles were parking in the area. The application would add to this issue.

The resident also highlighted a number of inaccuracies within the plans for the application – the rear garden door is showing on the elevation but not on the drawings. And the front elevation does not reflect the drawings. The back garden is particularly steep and one of the properties will end up having a very small garden. There should also be an application or reference specifically made to moving the retaining wall. There is currently no mention of this.

P63.02.20 It was **RESOLVED** to reinstate Standing Orders

3.0 APOLOGIES

Apologies were received from Councillor D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 13th January 2020

P64.02.20 It was **RESOLVED** that the minutes of the Plans Committee of the 13th January 2020, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List – none

5.0 PLANNING APPLICATIONS

WD/2019/2691/F – 52, BROWN'S LANE, UCKFIELD, TN22 1UF

Proposed new dwelling within the curtilage.

One member also raised their concerns with the discrepancies between the plans and the drawings for this application, and felt the application should be thrown out on that basis. The application detracts from the original design of the open plan garden estate of Manor Park. Brown's Lane was a very busy road, and the vehicle access planned onto Brown's Lane would be very dangerous if reversing. The design was also detrimental to the style of the adjoining properties.

P65.02.20 It was **RESOLVED** to object to this application on the grounds of the discrepancies within the plans and drawings, concerns with regard to vehicle access, surface water run-off and the impact of the application on adjoining properties in terms of design and character.

WD/2020/0020/F 125, ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Two storey side and rear extension.

Members acknowledged that there were a number of two storey extensions already in this area. It was a shame to see the garage disappearing, but attractive design. Members noted that the proposed west elevation drawing, was very close to the boundary line

P66.02.20 It was **RESOLVED** to support the application.

WD/2013/0415/MRM LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ

Submission of reserved matters in pursuance of conditions 1, 2, 4, 5, 6 and 17 of application WD/2012/0806/O.

The Town Clerk read out the amendments from the minutes of the Wealden District Council Planning Committee North on 13th November 2019, where the reserved matters were considered. This application was considering the amendments re-submitted by Persimmon Homes in response to the amendments requested. The amendments requested, related to bin collection points, visitor parking spaces, the need for deep overhangs to all buildings with soffits, management plans for structural planting, re-consultation with the Town Council, relocation of gates for certain plots, and changes to the landscape buffer.

Members noted that the previously added access point into Selby Meadows had now been closed off at the request of Uckfield Town Council and were grateful to see this change. They wished to maintain constant dialogue with Persimmon Homes and Wealden District Council to ensure the views of the Town Council as a neighbouring landowners, and local residents were listened to.

Some of the above matters, such as the roof overhangs, and relocation of gates were technical matters and the Town Council were not best placed to respond.

The Town Council did however wish to comment on the following:

- pleased to see a slight increase in visitor spaces. However, it was difficult to see where the access to these visitor spaces had been improved from the plans. There were also added concerns that if the access point remained open between the development and the Uckfield Hospital car park, would residents start parking in there also. It was recommended that dialogue commence between Uckfield Community Hospital and Persimmon Homes to discuss such matters.

- more clarification was required in regards to the plans for structural planting. The plan provided (dated 17/01/20) highlighted the location of more mature trees and larger shrubs, but did not show any increase or explanation in the proposed planting along the northern boundary (behind Uckfield Community Hospital) to adequately screen the properties from those receiving end of life care in the adjacent wards.

- although not listed in the above amendments, members wished to reiterate their concerns with regard to drainage onsite. Uckfield Town Council was aware that Persimmon Homes met onsite with local residents on 24th January 2020 to walk the site, review the gradient, levels and consider the recent flooding issues along the watercourse. These conversations were not reflected in the recent amended drainage plan uploaded with the planning reports on 17th January 2020. Uckfield Town Council therefore wished to seek further clarification on these points also.

P67.02.20 With four members voting in favour, and two voting against (Councillor J. Beesley and Councillor S. Mayhew), it was **RESOLVED** to hold off from making a decision at this point, and seek clarification from Wealden District Council and Persimmon Homes on their proposals for planting and drainage.

6.0 DECISION NOTICES

Approved:

WD/2019/2427/F FLAT 2, 39 HARCOURT ROAD, UCKFIELD TN22 5DS
WD/2019/2283/F SUITE C, ARUN HOUSE, THE OFFICE VILLAGE, TN22 1SL
WD/2019/2392/F 29 HART CLOSE, UCKFIELD, TN22 2DA
WD/2019/2363/FA 62 STREATFIELD ROAD, UCKFIELD, TN22 2BQ
WD/2019/1914/MAJ LAND WEST OF UCKFIELD, RIDGEWOOD FARM,
UCKFIELD,
WD/2019/0582/RM LAND WEST OF RIDGEWOOD MANOR LODGE, LEWES
ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH
WD/2019/2443/F 57 KELD AVENUE, UCKFIELD, TN22 5BW
WD/2019/2432/FR 12 CASTLE WAY, RIDGEWOOD, UCKFIELD TN22 5UW

Members noted the decision notices.

The meeting closed at 7.31pm.