



## UCKFIELD TOWN COUNCIL

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE MEETING** to be held on  
Monday 16<sup>th</sup> March 2020  
**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 24<sup>th</sup> February 2020

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.**

Town Clerk  
10<sup>th</sup> March 2020

## 5.0 PLANNING APPLICATIONS

### **WD/2020/0240/F 30 SYCAMORE COURT, UCKFIELD, TN22 1TY**

New 3 bedroom, 2 storey dwelling

### **WD/2020/0313/F HEATHER BANK, PUDDINGCAKE LANE, TN22 1BU**

Erection of detached standard single sloping roof garage on existing driveway.

### **WD/2020/0376/F DEAN BANK, SNATTS ROAD, UCKFIELD, TN22 2AN**

Erection of a timber frame garage.

### **WD/2020/0277/F 66 TOWER RIDE, UCKFIELD, TN22 1NU**

Proposed one two-bedroom residential development to include a cycle store and 1.8m high fence

### **WD/2020/0046/F LAND ADJOINING 22 KELD DRIVE, UCKFIELD, TN22 5BS**

Proposed development of 7 dwellings (1 x 4 bed & 6 x 3 bed) with associated access, parking and landscaping (amended scheme following approval of applications WD/2016/1990/O & WD/2018/1533/RM for 7 dwellings).

## 6.0 DECISION NOTICES

### **Approved:**

WD/2019/2348/MFA UCKFIELD COMMUNITY TECHNICAL COLLEGE, DOWNSVIEW  
CRESCENT, UCKFIELD, TN22 3DJ

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

### **Refused:**

WD/2019/2691/F 52 BROWNS LANE, UCKFIELD, TN22 1UF

## 7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS

### **WD/2019/2715/F UCKFIELD METHODIST CHURCH, FRAMFIELD ROAD, TN22 5AJ**

Change of use, refurbishment and first floor extension to convert into 3 no. high quality, low energy flats.

### **WD/2020/0125/F OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, TN22 1QP**

Proposed new dwelling.

Public notices were put up on the 11th February 2020:

### **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 additional plans received date stamped 17 January 2020.

**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 8<sup>th</sup> 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 4<sup>th</sup> February 2020:

**WD/2019/2715/F UCKFIELD METHODIST CHURCH, FRAMFIELD ROAD, TN22 5AJ**

Change of use, refurbishment and first floor extension to convert into 3 no. high quality, low energy flats.

**WD/2020/0125/F OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, TN22 1QP**

Proposed new dwelling.

Public notices were put up on the 11<sup>th</sup> February 2020:

**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 additional plans received date stamped 17 January 2020.

**4.0 Declaration of Interests**

Cllr. Love declared a personal interest in WD/2019/2715/F UCKFIELD METHODIST CHURCH  
Cllr. Macve declared a personal interest in WD/2020/0125/F OLIVES YARD

**5.0 Comments**

- 5.1 The Chairman gave the definitive response of the committee as follows:-

**WD/2019/2715/F UCKFIELD METHODIST CHURCH, FRAMFIELD ROAD, TN22 5AJ**

Change of use, refurbishment and first floor extension to convert into 3 no. high quality, low energy flats.

*Uckfield Town Council Object to this application on the grounds that there is no adequate parking provided. On street parking for the residents of Framfield Road, Alexandra Road and the surrounding area is already a major problem, and this would only exacerbate it. There is NOT sufficient space locally to accommodate extra parking demands that a further three properties would create. We would like to draw attention to the fact that at the time of the traffic survey, there were 16 cars parked illegally in the area.*

**WD/2020/0125/F OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, TN22 1QP**

Proposed new dwelling.

*Uckfield Town Council object to this application on the grounds that it is an overdevelopment of the site and unsuitable for this location. Construction traffic would have an adverse impact on the businesses in Olives yard. This is an unsuitable site for residential accommodation within this popular and busy business area.*

*We are also concerned to hear that the existing property has been let as residential when permission has not been granted for this. We also have concerns that construction vehicles to the site would be impractical and could be detrimental to the yard, potentially causing damage, and there is insufficient turning area for large vehicles, leading to them having to reverse on the High Street and the dangers this would cause.*

**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 additional plans received date stamped 17 January 2020.

*Uckfield Town Council are pleased that the trees are being protected by being in the management area, although we have concerns regarding the maintenance of them in the future, on the development side and the hospital side.*

*Regarding the drainage: members are concerned that the attenuation facility has been reduced in size and would question why is this smaller facility deemed now to be satisfactory. They say they have made an allowance for extreme weather conditions and have designed a system for 1/100 year flood, when in the West Country they have had three x 1/100 year floods within the last two decades. They go to great lengths to give details of control methods and maintenance regime which it suggested to the management company and we would question if this would be legally binding and to whom are the management company accountable to ensure that there is no further stress or strain put on the river system.*

*The Town Council also have serious doubts that the swales here would work as the soil is of Wealden clay, overlaying a sandstone bed and as such, the thin topsoil simply becomes waterlogged and slippery with practically zero permeability.*

The watercourse on the Eastern boundary actually flows north as a tributary to the river Uck and not south as stated in the accompanying documents. It's confluence occurs some several hundred yards away on the opposite side of Framfield Road. We would therefore have concerns for flooding with the addition of flow emanating from the inadequately sized storage ponds.

**6.0 Recommendations**

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis:  
Background papers: none.