

Meeting of the Planning Committee
Monday 18th May 2020

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

1.0 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 were emailed to plans committee members for consideration.

Public notices were put up on the 21st April 2020:

WD/2020/0417/F 91A HIGH STREET, UCKFIELD, TN22 1RJ

Change of use and conversion from A4 (Drinking Establishment) and C3 (Residential) use to three dwellings and two commercial units with a flexible A1 (Shop), A2 (Financial and Professional Services) or B1 (Business) use. Works to include the demolition of a modern extension and alterations and repairs

WD/2020/0732/F LAND ADJACENT TO, 6 DOWNSVIEW CRESCENT, TN22 1TG

Detached two-storey, 3 bed dwelling house with parking, 2metre high fencing to the side, front and rear of the garden and the addition of a shed

Public notices were put up on the 6th May 2020:

WD/2020/0644/F 230, HIGH STREET, UCKFIELD, TN22 1RE

Single storey extension 1.4m wide with redesigned low-pitched roof in clay tiles.

**WD/2020/0838/AI MCDONALD'S RESTAURANT, BELL LANE,
BELLBROOK INDUSTRIAL ESTATE, UCKFIELD**

The installation of 4 no. new digital freestanding signs to replace existing signage and 1 no. new 15" digital booth screen

4.0 Declaration of Interests

- 4.1 Councillor C. Macve declared a personal interest in applications WD/2020/0732/F and WD/2020/0644/F as a result of knowing the applicants.

5.0 Comments

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

WD/2020/0417/F – 91A, HIGH STREET, UCKFIELD, TN22 1RJ

Change of use and conversion from A4 (Drinking Establishment) and C3 (Residential) use to three dwellings and two commercial units with a flexible A1 (Shop), A2 (Financial and Professional Services) or B1 (Business) use. Works to include the demolition of a modern extension and alterations and repairs.

It was **RESOLVED** to **OBJECT** to this application on the following grounds:

- overdevelopment of this site;
- there is no accompanying listed building application so we were therefore unable to view any historic advice on this Grade 2 listed building that is situated in Uckfield's Conservation Area;
- the property has been a public house(with accommodation at times) for over a hundred years, and an important character property and landmark within the Conservation Area. More time needs to be given to finding suitable occupants/ownership working to the existing usage/categorisation and not see a valuable hospitality amenity removed;
- the design and access statement was of concern when it stated that WD/2019/0212/F had been approved. This is NOT the case as a decision notice has not been issued and therefore

gives a false impression of the current circumstances for the overall site. It also raises concerns with regard to the planning process. Going forward, if WD/2019/0212/F is to be given approval this would impact on parking provision in this area. There would be a lack of parking for all proposed properties. The physical size of the entrance/exit to all properties from Church Street is narrow and Regency Close is already congested on a daily basis, with vehicles lining the road and parking up on pavements and at junctions despite lining and signage;

- the potential for overdevelopment in this area is also likely to create the need for more waste receptacles and subsequently the need for storage to be set aside – where has this been accounted for? We receive regular complaints that waste is not being collected at the rear of the site, due to parked vehicles in Regency Close blocking access for the refuse vehicles.

WD/2020/0732/F – LAND ADJACENT TO, 6 DOWNSVIEW CRESCENT, UCKFIELD, Detached two-storey, 3 bed dwelling house with parking, 2 metre high fencing to the side, front and rear of the garden and the addition of a shed

It was **RESOLVED** to **OBJECT** to this application on the grounds of:

- overdevelopment;
- conflicts with the open plan garden design and layout of the Manor Park estate;
- poses serious concerns with regard to highway access, safety and congestion. To place two parking spaces at the specified location, in very close proximity to the junction with Uckfield Community College, Downsview Crescent and Southview Drive – the two vehicles would have to drive across moving pedestrians and vehicles travelling into the school/leisure centre entrance, and already marked zig zag safety area in Downsview Crescent. At school opening and closing times, large coaches and buses along with school traffic to Manor Primary School and Uckfield Community College cause a great amount of congestion in this road. Additional traffic in this location would exacerbate existing issues. Lime Tree Avenue is also a well-used public right of way for school pupils walking to school and back and new vehicular movements would pose a risk to their safety;
- also loss of amenity with regards to the ancient tree line of Lime Tree Avenue and concerns in relation to the existing high vegetation in the nearby vicinity of the application (tree roots being damaged or affecting construction).

WD/2020/0644/F – 230, HIGH STREET, UCKFIELD, TN22 1RE Single storey extension 1.4m wide with redesigned low-pitched roof in clay tiles.

It was **RESOLVED** to **SUPPORT** this application.

Just one question however - this extension shows they will be building up to the boundary wall. It is assumed this is their wall (the applicant). A previous extension in 2018 was also built to the boundary wall and it doesn't seem to have proved to be an issue and it is also assumed that the wall was built in 1952 the same as the house, and not a listed item?

WD/2020/0838/AI – MCDONALD'S RESTAURANT, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD

The installation of 4 no. new digital freestanding signs to replace existing signage and 1 no. new 15" digital booth screen.

It was **RESOLVED** to **SUPPORT** this application.

6.0 Responses from Wealden District Council in relation to previously considered applications:

6.1 Application No. WD/2020/0513/F DEMOLITION OF DEFECTIVE GARDEN BOUNDARY WALL AND ERECTION OF MATCHING BOUNDARY WALL.

4 WARES ROAD, RIDGEWOOD, UCKFIELD, TN22 5TW

*You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 23 April 2020.*

6.2 Application No. WD/2019/0196/F CHANGE OF USE FROM HOTEL ACCOMMODATION TO FORM 2 X 2 BEDROOM COTTAGES, WITH SOME MINOR ALTERATIONS

91A HIGH STREET, UCKFIELD, TN22 1RJ

*You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 1 May 2020.*

RESPONSE TO TOWN COUNCIL: 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. Local policy 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.

6.3 **Application No. WD/2019/0212/F DEMOLITION OF A FLAT ROOF GARAGE AND BIN STORE AND ERECTION OF A DETACHED DWELLING AND A PAIR OF SEMI -DETACHED DWELLINGS, ALONG WITH CAR PARKING, AMENITY SPACE AND LANDSCAPING (LAYOUT AND DESIGN THE SAME AS PREVIOUSLY APPROVED SCHEME WD/2008/1504/F). LAND TO THE REAR OF 91 HIGH STREET, UCKFIELD, TN22 1RJ**

*You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 1 May 2020.*

RESPONSE TO TOWN COUNCIL: The site has previous history for residential development. While this may have been some time ago, a principle of residential development has been established, and the visual amenities of the locality have not altered dramatically to go against this previous principle. The site is a former parking area, and is not considered to be aesthetically pleasing within the Conservation Area. The addition of well-designed new dwellings can rejuvenate this part of the town, and enhance the appearance by developing an underused area, which is characterised by a bland concrete appearance. While the comments regarding the future use of no.91 itself are noted, this proposal does not relate to no.91 itself. In addition, no.91, currently vacant, was a restaurant and formerly a public house. These uses would still be compatible should the proposal go ahead, as it is unusual for a town centre A3/A4 use to have a dedicated car park.

7.0 Recommendations

7.1 It is recommended that members note the report.

Contact Officer: Holly Goring