

**Meeting of the Planning Committee**  
**Tuesday 1<sup>st</sup> September 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 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 were emailed to plans committee members for consideration.  
Public notices were put up on the 17<sup>th</sup> August 2020

**WD/2020/0418/LB 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/2020/1377/F 111 NEVILL ROAD, UCKFIELD, TN22 1LJ**

Construction of a garage and garden store and the addition at the rear of the dwelling of a sun room.

**WD/2020/1403/F CLAREMONT, SNATTS ROAD, UCKFIELD, TN22 2AN**

Replace existing single bay concrete garage with 3 bay timber garage, erection of 1.8m close-board fence to front, part alteration of driveway routing internally.

**WD/2020/1483/AN UNIT 3, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL**

Proposed new sign and plinth wall.

**4.0 Declaration of Interests**

4.1 None.

**5.0 Comments**

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

**WD/2020/0418/LB 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 grounds of:*

- *loss of accommodation in Uckfield Town. There is already limited accommodation available in the Uckfield area and this change of use will result in further loss of facilities, especially near to the Ashdown Forest;*
- *this building is a key feature in Uckfield High Street's character and heritage, and any changes to the structure of the building would alter the street scene appearance and history of Uckfield;*
- *parking for these dwellings and commercial units will be limited and therefore add further pressure to the High Street and surrounding on-street parking bays;*
- *the High Street and Church Street, at the Church Street junction are particularly narrow and access onto this already congested and tightly arranged area of town will prove difficult with increased vehicular traffic linked to both the commercial and residential units.*

**WD/2020/1377/F 111 NEVILL ROAD, UCKFIELD, TN22 1LJ**

Construction of a garage and garden store and the addition at the rear of the dwelling of a sun room.  
It was **RESOLVED** to **OBJECT** to this application on the grounds of:

- overdevelopment of the site;
- this property has submitted several applications previously which have included a two-storey extension to the site. By building a garage, garden store and sun room in the back garden, even more of the open and 'garden' design of the Manor Park estate will be lost;
- concerns were also raised with the safety of the access point over the footpath.

**WD/2020/1403/F CLAREMONT, SNATTS ROAD, UCKFIELD, TN22 2AN**

Replace existing single bay concrete garage with 3 bay timber garage, erection of 1.8m close-board fence to front, part alteration of driveway routing internally.

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

Just one note for consideration:

One member noted that they can understand the need for a fence at the front of the property due to the reasons shown in the applicants' photos of it being a magnet for litter and dog mess, and it would give their front boundary more seclusion and privacy. However, could Wealden District Council please check that this does not cause any issues with visibility when leaving the driveway onto Snatts Road before granting permission for the fence, as this is already a dangerous stretch of Snatts Road due to parked cars, a junction close by, letter box and public footpath.

**WD/2020/1483/AN UNIT 3, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL**

Proposed new sign and plinth wall.

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

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

**6.1 WD/2020/0277/F PROPOSED ONE TWO BEDROOM RESIDENTIAL DEVELOPMENT TO INCLUDE A CYCLE STORE AND 1.8M HIGH FENCE  
66 TOWER RIDE, UCKFIELD, TN22 1NU**

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 **REFUSE** the above application on 28 August 2020.

**WD/2020/0327/FR PART RETROSPECTIVE APPLICATION FOR A PROPOSED CAR PARK AND ALTERATIONS**

**33 FRAMFIELD ROAD, UCKFIELD, TN22 5AH**

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 28 August 2020.

**7.0 Recommendations**

**7.1** It is recommended that members note the report.  
Contact Officer: Linda Lewis