



Minutes of a meeting of the Plans Committee held on
Monday 14th December 2020 at 7.00pm
REMOTE MEETING (VIA ZOOM)

Cllr. K. Bedwell (Chairman)
Cllr. J. Beesley
Cllr. D. Bennett

Cllr. S. Mayhew
Cllr. B. Cox
Cllr. C. Macve

IN ATTENDANCE: -

1 member of the press – recording
1 member of the public
Cllr. D. French
Holly Goring – Town Clerk
Minutes taken Linda Lewis – Administrative Officer

1.0 TO APPOINT AN INTERIM CHAIR FOR PLANS COMMITTEE UNTIL MAY 2021

P12.11.20 Cllr. Bedwell was nominated and it was subsequently **RESOLVED** that she be Chairman of the Plans committee until May 2021.

2.0 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.

3.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

None.

4.0 APOLOGIES

Apologies were received from Councillor J. Love.

5.0 MINUTES

5.1 Minutes of the meeting held on 16th November 2020

P13.11.20 The clerk stated that Cllr. Macve's personal declaration of interest should have been recorded as 'he knew the agent' and not the applicant. Subject to this amendment it was **RESOLVED** that the Minutes of the Plans Committee of the 16th November 2020, be taken as read, confirmed as a correct record and signed by the Chairman.

5.2 Action List – none

6.0 PLANNING APPLICATIONS

WD/2020/1244/MAJ LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF the A22 UCKFIELD BYPASS, UCKFIELD TN22 3PT

Proposed development of a solar electric forecourt®, comprising 24 core electric vehicle charging points, a solar photovoltaic (PV) farm of up to 5.5mw and energy storage. the hub building will contain a mix of ancillary dwell facilities including wcs, coffee shop, retail, seating area, meeting rooms/ workspace and a display area. provision of car parking, hard and soft landscaping and access arrangements off the Copwood Roundabout. diversion of public footpath.

Slight amendment to the site area to accommodate the proposed pedestrian/cycle access.

removal of solar panels from flood zones 2 and 3 amended cable route outside 15 buffer.

This application was discussed at length. Members strongly felt that this was in the wrong place, and that being to the west of the by-pass, which currently forms a boundary line, would cause development creep and the ultimate expansion of Uckfield. It was noted that there were electric charging points for long distance motorists on the A22 and A26 and charging points at both the Shell Garage and Premier Inn were mostly seen not in use. It was therefore of objectionable concern that should the facility become redundant then the site may be deemed suitable for housing development in the future and so lead to expansion beyond the development boundary for Uckfield.

The pedestrian access into the new development would be extremely dangerous and was not likely to be used because of this reason.

It was also queried whether the facility had plans for charging of electric bikes.

A member suggested other suitable locations as being; Blackdown Roundabout; Ridgewood Development and Ashdown Business Park.

P14.11.20 It was **RESOLVED** to strongly object to the placement of the development. We welcome the development in principle as the facility would support climate change and the use of solar and electric energy in the future. However, it is placed on the wrong side of the bypass and would lead to expansion of Uckfield beyond the development boundary.

The amends to add a fourth road from the roundabout would exacerbate traffic problems and dangers. Pedestrian and cyclist access routes from the site to the town, would be extremely hazardous as they would have to cross the bypass and for this reason it would be unlikely that these routes would be well used.

Our previous reasons given for objection remain.

P15.11.20 **WD/2020/2148/F 152-154 HIGH STREET, UCKFIELD, TN22 1AT**

Change of use and rear extension at first floor level to form 2 no. flats, together with associated internal and external alterations at ground floor level.

It was **RESOLVED** to support the application as it was good to have affordable residential accommodation in the High Street, while at the same time not detracting from retail/commercial premises.

7.0 DECISION NOTICES

Approved:

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|-----------------|--|
| WD/2020/1831/F | 65 ROCKS PARK ROAD, UCKFIELD, TN22 2AU |
| WD/2020/1630/F | 1 THE NIGHTINGALES, UCKFIELD, TN22 5ND |
| WD/2020/1593/FA | 146A HIGH STREET, UCKFIELD, TN22 1AT |
| WD/2020/1986/F | 56 OLD COMMON WAY, UCKFIELD, TN22 5GW |
| WD/2020/1835/F | 3 HOPFIELD GARDENS, UCKFIELD, TN22 1UU |
| WD/2020/0417/F | 91A HIGH STREET, UCKFIELD, TN22 1RJ |

Response to Town Council:

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

The site is currently one flat, with the other flat above being created solely using the existing first floor space the cottage at ground floor is created using existing floor

space, with further external space created with the demolition of an existing modern addition. The applicants have attempted to market the commercial unit as a going concern for a while, with no interest. They have also sought the advice of commercial property agents with regard to what best to do with the ground floor commercial area. WD/2019/0212/F has been approved, on 1 May 2020. Both this development, and the proposal for the conversion of the vacant hotel accommodation (WD/2019/0196/F) included parking acceptable to ESCC Highways. This new proposal also offers parking for the one bed ground floor unit. No parking is proposed for the two flats, however this is standard for residential flats above commercial units in High Streets not to have allocated parking. External cycle storage and refuse space is set aside for the ground floor cottage, first floor flats and commercial units. The situation from the two flats will not be wholly different to the existing situation with the one larger flat in situ. The entrance from Church Street is to be widened as previously set out within application WD/2019/0196/F and WD/2019/0212/F, and is considered capable of accommodation a further vehicle in relation to Cottage A.

Certificate of Lawful Development for Existing Use Issued:
WD/2020/1717/LDE 9 KNIGHTS MEADOW, UCKFIELD, TN22 1UR

Members noted the decision notices.

8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS (see attached)

WD/2020/2264/F APPLE TREE COTTAGE, LEWES ROAD, RIDGEWOOD, TN22 5SL

The proposed works include a rear single storey extension.
Uckfield Town Council support the application as there would be no detrimental effect on the adjoining property and would not affect the street scene.

WD/2020/2196/F 93 PIPERS FIELD, RIDGEWOOD, UCKFIELD, TN22 5SD

Proposed garage conversion & alterations.
Uckfield Town Council support the application as there are similar conversions in the vicinity and although there would be a loss of a parking place, the driveway appears large enough to accommodate vehicles, and therefore would not cause parking on the road. The conversion would not be detrimental to the street scene.

WD/2020/1933/FR FORMER QUARRY SITE, SNATTS ROAD, TN22 2AP

Retention of existing dwelling with further amendments to front and side elevations and garage (dwelling originally approved under WD/2015/2819/F).
Uckfield Town Council support the amendments within the retrospective application regarding the appearance of the front elevation.
However, we do have concerns to bring to the attention of Wealden District Council, which are as follows:-

- *That the garage floor, now being a concrete base, is not permeable as stated on the original approved drawing DD.001 'Proposed Site Plan (app WD/2015/2819/F). This could cause drainage problems.*
- *That there could be increased traffic movement due to the addition of a fourth bedroom -suggesting more inhabitants.*

WD/2020/2175/F AND WD/2020/2176/LB 14 CHURCH STREET, TN22 1BJ

Proposed internal alterations, including relocation of the existing bathroom, reconfiguration of the outbuilding, installation of a conservation rooflight to the rear of the property, a boiler and flue vent to the front elevation and general updating of the property.

Uckfield Town Council support the application, subject to Listed Building requirements being met. It was thought that the proposed works will improve the quality of the building and domestic habitational use.

Members noted the report.

The meeting closed at 7.34pm.