



Minutes of a meeting of the Plans Committee held on
Monday 1st February 2021 at 7.00pm
REMOTE MEETING (VIA ZOOM)

Cllr. K. Bedwell (Chairman)
Cllr. B. Cox
Cllr. J. Love

Cllr. S. Mayhew
Cllr. D. Bennett

Cllr. J. Beesley
Cllr. C. Macve

IN ATTENDANCE: -

2 members of the press – recording
Minutes taken Linda Lewis – Administrative Officer

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

None.

3.0 APOLOGIES

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 11th January 2021

P20.02.21 It was **RESOLVED** that the minutes of the Plans Committee of the 11th January 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List – none.

5.0 PLANNING APPLICATIONS

WD/2020/2200/F 61 MANOR WAY, UCKFIELD, TN22 1DQ

Erection of a new dwelling attached to 61 Manor Way forming an additional terrace house.

It was noted that the only letter of objection was from a resident that does not live on Manor Way. Concerns were raised whether the owner of the neighbouring property was aware of the application as it would be detrimental to the value of the property, as the addition of the new dwelling would alter the attached property from a semi-detached to a terraced house.

A member informed the committee that the attached property is a rented house and that the landlord was aware that an application was going through, although he did not know when. It was understood that the tenants did advise him.

Members referred to the previous meeting of the 11th January when this application was not commented on due to the fact that there was no on-site planning notice and it was reported that there was now a site notice in place. Concerns for parking were also discussed, as too were infilling to which the Town Council have always been opposed and had previously objected to a property opposite with a similar application.

P21.02.21

Following lengthy discussion it was subsequently **RESOLVED** to object to the application for following reasons:-

- The additional dwelling would be considered infilling to which the Town Council have always objected, being detrimental to the open plan nature of the estate.
- Loss of on street parking; although there are two parking spaces on-site, there is a loss of on street parking due to the creation of a large driveway through the grass verge.
- Concerns that as a consequence of the above, the already heavily congested area would suffer further congestion due to parking of vehicles close to the corners of Crown Close and Manor Close and potentially on the grass verge of the drive itself.
- Concerns that the exacerbation of congestion would be detrimental to the visual amenity of the area.
- If this application was to be approved, we would have major concerns that this would set a precedent for further similar development to proceed.

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. Amended Plans received 15 January 2021, to show the amended site boundary in vicinity of proposed footpath and amended footpath over the A22.

Members again discussed that the idea of such a site in principle should and would be something that the Town Council would welcome however, all members agreed that the facility was simply in the wrong place and reiterated reasons of objection previously given and submitted to Wealden District Council on two previous occasions. Uckfield must not be developed on the west side because this would remove the separation band between Uckfield and the neighbouring villages to the west. It was mentioned the need for the Town Council to support Little Horsted and Fletching Parish Council.

A member also stated his comments made previously that should this site be a non-viable enterprise then there is a danger that potentially the site could be used for housing.

Other local sites were suggested for this being Ridgewood Farm commercial development area, or plots at Maresfield on the old army camp site, or next to the Shell Garage at Piltdown.

One member spoke in favour of the application.

P22.02.21

It was **RESOLVED** to again strongly object to the application for reasons as previously submitted. (Uploaded on the Wealden District Council web site portal on

the 28th September 2020 and 16th December 2020). We would add to this the following additional concerns:

- Concerns that should this site be a non-viable enterprise then in the future there is a danger that potentially as a brownfield site this could be applied to for housing further leading to merging of the town of Uckfield and villages to the west.
- Vehicle movements will increase to an extent yet unknown because of the new developments at Ridgewood Farm and the new industrial estate and this would increase the danger to pedestrians attempting to cross the A22, despite the introduction of a pedestrian refuge.

WD/2020/2668/F BAKER COURT, ROCKS PARK ROAD, UCKFIELD, TN22 2AW

The provision on two additional parking spaces for the use of residents of Baker Court.

P23.02.21

It was **RESOLVED** to support the application as the additional parking would not affect the access of large vehicles to the site and would have no detrimental affect on others.

WD/2020/2535/F 3 WOODLANDS CLOSE, UCKFIELD, TN22 1TS

Removal of detached garage, proposed two storey side extension including annexe accommodation on ground floor, remodelling roof space.

Members discussed that there was no site notice in place, with one member having lastly checked at the location this afternoon.

P24.02.21

It was **RESOLVED** to request an extension of time to give our comments on the basis that the Town Council need to take into consideration the views of residents, who due to lack of a site notice may not be aware of the application.

A member requested of the press present that they report the concerns of the Town Council that neighbouring addresses of planning application sites are not being informed adequately.

The Chairman requested that the committee clerk write to Wealden District Council stating that it is of the utmost importance that the Town Council are able to consider the views of residents of neighbouring properties and explain that if there is no site notice at the time it comes before the Town Council then we are unable to discuss it. If neighbours are unaware that planning applications are being made then it would be unlikely that they seek information. As members have noticed the lack of a site notice on two occasions it was thought this may have been due to lack of staffing in the current situation of pandemic, and if so, we would request that for the time being, Wealden District Council revert to sending out letters to neighbouring properties.

The Chairman noted that this would be put on the Action list of the next Plans Committee meeting.

It was queried whether Wealden District Council put up the Planning Notice or whether the notices are given to the applicant to display on site.

WD/2020/0176/LB 50 CHURCH STREET, UCKFIELD, TN22 1BT

Haunching on top of chimney to be removed and replaced with new mortar. Pointing around top of chimney to be replaced with new mortar. Chimney to be cleaned with fungicidal wash and stabilised as required and then painted with white masonry paint. Remove all loose courses of bricks down to a sound level and then rebuild stack with existing bricks or damaged to be replaced with new. Barn chimney; haunching on top

of chimney stack needs to be replaced with new mortar. Redo chimney pointing. Remove and replace loose mortar in the roof valley.

P25.02.21 It was **RESOLVED** to support the application as it is important that sound husbandry is maintained to keep the property in a good condition.

WD/2020/2529/F UCKFIELD COMMUNITY TECHNICAL COLLEGE, DOWNSVIEW CRESCENT, UCKFIELD, TN22 3DJ

Replacement of life expired roofing materials on the 'hockey stick' building.

P26.02.21 It was **RESOLVED** to support the application as if the roofing materials are beyond their life span then they should be replaced.

WD/2020/2632/F 24 SELBY ROAD, UCKFIELD, TN22 5EB

Proposed single storey rear extension.

It again was reported that no site notice was displayed.

P27.02.21 It was **RESOLVED** to request an extension of time to give our comments on the basis that the Town Council need to take into consideration the views of residents, who due to lack of a site notice may not be aware of the application. Members therefore deferred to comment until such time that a planning notice is displayed.

6.0 DECISION NOTICES

Approved:

WD/2020/2196/F PROPOSED GARAGE CONVERSION & ALTERATIONS
93 PIPERS FIELD, RIDGEWOOD, UCKFIELD, TN22 5SD

WD/2020/2100/F REPLACEMENT OF EXISTING OPEN LEAN-TO WITH NEW
UTILITY ROOM AND TIMBER LEAN-TO BIN AND LOG STORES
THE OLD CHAPEL, LONDON ROAD, UCKFIELD, TN22 1HX

WD/2020/2101/LB REPLACEMENT OF EXISTING OPEN LEAN-TO WITH NEW
UTILITY ROOM AND TIMBER LEAN-TO BIN AND LOG STORES
THE OLD CHAPEL, LONDON ROAD, UCKFIELD, TN22 1HX

WD/2020/2175/F 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.
14 CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2020/2176/LB PROPOSED INTERNAL ALTERATIONS, INCLUDING
RELOCATION OF THE EXISTING BATHROOM RECONFIGURATION OF THE
OUTBUILDING AND GENERAL UPDATING OF THE PROPERTY.
14 CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2020/2439/F PROPOSED GARAGE CONVERSION
66 BAXENDALE WAY, UCKFIELD, TN22 5GD

WD/2013/0415/MRM SUBMISSION OF RESERVED MATTERS IN PURSUANCE OF
CONDITIONS 1, 2, 4, 5, 6 AND 17 OF APPLICATION WD/2012/0806/O
LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ

Members noted the decision notices.

Withdrawn:

WD/2019/2229/F SINGLE STOREY SIDE/REAR EXTENSION
MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Members noted that the application had been withdrawn.

Appealed:

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

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

Planning Inspectorate Ref: APP/C1435/W/20/3263588

Cllr Love declared a personal interest in this application as she knows the developer so made no comment on the appeal.

Members discussed the fact the appeal stated that there was ample parking in the vicinity, which is not the case and is not acceptable. The site is on a junction where people struggle to access the takeaway facilities on both sides of the road. There is currently insufficient parking for flats on either side of the road nor for the terraced houses which potentially could have up to four cars per property. But for the allowed use of a factory car park outside of factory hours on the Framfield Road and the unauthorised use of Foresters Hall car park, there would be even more congestion than there is currently. Parking issues would only be made worse when the development on Mallard Drive is completed and people attempt to park on Framfield Road to gain access to the site.

P28.02.21

Following discussion members **RESOLVED** to reiterate to the Planning Inspectorate our previous response to Wealden District Council that we **object to this appeal in the strongest terms** and for the applicant to state 'ample parking' as a reason to appeal is simply not a true.

It was to be noted that any traffic assessment at the current time of lock down due to Covid 19 would of course not represent a true picture.

Our previous comments were:

Uckfield Town Council object to this application as 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.

The meeting closed at 7.46pm.