



Minutes of a meeting of the Plans Committee held on  
Monday 22<sup>nd</sup> February 2021 at 7.00pm  
REMOTE MEETING (VIA ZOOM)

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

Cllr. S. Mayhew  
Cllr. C. Macve

Cllr. J. Beesley  
Cllr. J. Love

**IN ATTENDANCE:** -

3 members of the public

1 member of the press – recording

Holly Goring – Town Clerk

Mark Francis – Estates and Facilities Manager, Uckfield Town Council

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.

Cllr Bedwell declared a personal interest in agenda item no 5.0 Planning Application WD/2020/2611/MAJ Ridgewood House, Lewes Road, Ridgewood, Uckfield, TN22 5SN due to her connection with the Ridgewood Village Hall.

Cllr Love declared a personal interest in agenda item no. 7.0 Premises Licence Application, WK202013115 Butcher's Wood, Rocks Road, Uckfield TN22 3PT, as she knew a neighbouring land owner.

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

Under Agenda item no. 5.0 Planning applications, Mr Steve Neilly, Clearwater Land & New Homes Limited as the developer for Ridgewood House, wished to speak on the application no. WD/2020/2611/MAJ Ridgewood House, Lewes Road, Ridgewood, Uckfield, TN22 5SN.

**P29.02.21**

It was **RESOLVED** to suspend Standing Orders to allow a member of the public to speak.

Mr Neilly wished to give basic headline points for the development which he thought may be of help later during members discussions.

He stated that the development comprised of 46 homes; 3x 1-bed homes, 30x 2-bedroom homes; 8x 3-bedroom homes; 5x 4-bedroom homes. This is greatly reduced from the original 62 homes Wealden District Council considered suitable for the site approved in the SHELAA. 35% of the development was to be affordable housing.

He stated as positive contributions the following: -

- Development is influenced by the parklands setting of the grade 2 listed building for Ridgewood House.
- Development was influenced by the existing trees; some of which came under a TPO and others, although not in the TPO, were considered as being of significant value, and set the ecological constraints of the site.
- Development comprehensively addressed arboriculture and ecological topics.
- In accordance with ESCC the site access has been specifically located 50m north of the newly created access serving Ridgewood Place, which created adequate visibility splays in both directions. The new access also addressed the provision of a new footpath crossing onto the newly constructed footpath serving Ridgewood Place.
- They (the developer) were liaising with ESCC with regards to the repositioning of traffic calming, previously approved at the Ridgewood Place development, thus ensuring that safety is maintained in accordance with the road safety audit.
- Foul drainage would connect to the existing public water system and surface water drainage, would be connected by a suitably sized and located attenuation pond into the Ridgewood stream.
- Flood risk assessment confirms the site lies in flood zone 1. They are aware that the north eastern corner of the site accommodates the surface water run of from the Ridgewood Village Hall. It is proposed that this surface water is suitably connected to the attenuation pond with dry ditches and traditional underground pipe systems.

**P30.02.21** It was **RESOLVED** to reinstate Standing Orders.

### **3.0 APOLOGIES**

Apologies were received from Cllr. D. Bennett.

### **4.0 MINUTES**

4.1 Minutes of the meeting held on 1<sup>st</sup> February 2021

**P31.02.21** It was **RESOLVED** that the minutes of the Plans Committee of the 1<sup>st</sup> February 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the item on the action list regarding placing of Planning Notices on planning application sites and that the Town Clerk would report back on the discussions of the Parish Panel at their meeting on the 3<sup>rd</sup> March 2021.

### **5.0 PLANNING APPLICATIONS**

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

Proposed single storey rear extension.

**P32.02.21** It was **RESOLVED** to support the application as there would be no adverse effect to neighbouring properties and there were many other properties on Selby Road which had similar extensions.

#### **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.

**P33.02.21** It was **RESOLVED** to object to the application on the following grounds:-

- The proposed extension would be detrimental to the street scene, as it was not in keeping with other properties in the locality;

- Is imposing and overbearing by its size and character in relation to other properties along Woodlands Close;
- Over development in the size of the property and although it is on a large plot it would be detrimental to the neighbourhood.
- Fears that in the future the property would be divided into two dwellings, which members would oppose.

It was also noted the description should say 'attached' garage.

**WD/2020/2611/MAJ RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN**

Phased development comprising 46 no. dwellings (including 35% affordable), access, landscaping and associated infrastructure.

The committee thanked the developer's representative Mr Neilly for his earlier comments. During members' discussions he was given recognition for the inclusion of 35% affordable housing and variety in the types and sizes of units in the application as well as reflecting the character of the town. However, the committee felt that the location being proposed for the development was unsuitable.

Members discussed the application at length and it was stated that this was not a proposal that the Town Council could support as the existing resources of the town were not sufficient to allow for the many developments coming to Uckfield, which members have previously opposed, due to the lack of infrastructure in the Town.

During discussions, the following concerns were raised:-

- Cllr Love stated that she wishes to read the report of East Sussex Highways in full before accepting what had been said with regard to highway safety;
- This development would fall outside the development boundary for Uckfield that had been detailed in the Local Plan Submission Document 2018;
- Major concerns were raised with regards to the natural springs present onsite and surface water flooding particularly known to travel into the north of the site. Despite the flood risk assessment provided and solution of the one attenuation pond being proposed by the developer, members felt that this would still be a problem due to the Town Council's experience of the site area and clay soil. It was requested whether a further attenuation pond was required towards the north western area of the site, or if culverts needed to be added within and around the boundary line of the site;
- Concerns that due to the many developments in the south of the town, in Ridgewood, and in particular the number of access points being proposed off Lewes Road it would add to existing levels of traffic congestion at peak times and risk pedestrian and vehicular road safety on Lewes Road as a result of limited visibility;
- Concerns were raised with the placement of the bus stops on Lewes Road and prearranged traffic calming features which were due to be added to accommodate the movement of traffic from Ridgewood Place. The Town Clerk would find out the latest from East Sussex Highways regarding the planned traffic calming measures for Lewes Road, as these would now have to be altered to reflect any further access points for development with the Ridgewood House development and Horsted Pond screening for development;
- Concerns that the bus route currently planned to serve the Ridgewood Farm Estate to the new bypass would not serve this development. Access to public transport was important;

Reference was made to the accompanying report of the Town Clerk and officers' concerns about the large distance between the north eastern part of the site and the positioning of the attenuation pond, it was queried whether the attenuation pond was correctly positioned to address the issues of excess surface water run-off and water spring water and it was also suggested that an additional attenuation pond may be necessary further north to address these issues.

Further comments were made in relation to drainage. Concerns were noted that once the attenuation ponds from these developments had filled it would then overflow from the attenuation ponds and release into the stream which we know further along does flood. The overflow from several attenuation ponds at different sites (new developments in Ridgewood) and at one time would not allow for the gradual permeation of the water and would be a flood concern for the River Uck and town.

The development would also add to the speed and volume of surface water travelling to these attenuation ponds as a result in the increase in hard surfaces from development (despite their semi permeable nature).

**P34.02.21**

It was **RESOLVED** to object to the application on the following grounds: -

- Concerns for flood risk, as described in detail above and in the attached Town Council officer report, and associated video of recent rainfall;
- The lack of infrastructure in the town to accommodate the development;
- Concerns for highway and pedestrian safety along the Lewes Road;
- Concerns that the development would exacerbate traffic congestion in and out of Uckfield;
- The development is outside of the development boundary according to the development boundary detailed in the Local Plan Submission 2018.

**WD/2021/0251/F 17 LONDON ROAD, UCKFIELD, TN22 1JB**

Two storey extension to side.

**P35.02.21**

It was **RESOLVED** to support the application as the extension would not be detrimental to the street scene and is in keeping. It was noted that there were no adverse comments from neighbours.

**6.0 DECISION NOTICES**

**Approved:**

WD/2020/2318/F THE REMOVAL OF EXISTING LEAD ATRIUM LANTERN AND ASSOCIATED GLAZING, INCLUDING STRUCTURE. ADAPTATIONS TO THE EXISTING ROOF STRUCTURE TO PROVIDE THE CONTINUATION OF HIPPED ROOF, WITH CONTINUATION OF MAIN FRONT SLOPE ACROSS EXISTING LANTERN/SKYLIGHT AREA. MAKING GOOD INTERNAL WORKS FOLLOWING ADAPTION OF ROOF STRUCTURE.

UCKFIELD CIVIC CENTRE, BELL FARM LANE, UCKFIELD, TN22 1AE

WD/2020/1706/F PROPOSED SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF, GARAGE CONVERSION AND RE ROOFING OF GARAGE.  
20 MANOR END, UCKFIELD, TN22 1DN

WD/2020/2264/F THE PROPOSED WORKS INCLUDE A REAR SINGLE STOREY EXTENSION.

APPLE TREE COTTAGE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

WD/2020/0607/LB REPLACEMENT OF BAY WINDOWS TO FRONT OF PROPERTY.

129 HIGH STREET, UCKFIELD, TN22 1EH

**Refused:**

WD/2020/1984/F PROPOSED NEW GARAGE BUILDING  
104 & 106 FRAMFIELD ROAD AND 1C SELBY ROAD, UCKFIELD, TN22 5AT

Members noted the decision notices.

**7.0 PREMISES LICENCE APPLICATION**

WK202013115 Butcher's Wood, Rocks Road, Uckfield TN22 3PT

The Chair of Plans Committee read from a report that she had prepared, not previously circulated, which summarised the concerns of the committee and local residents, and related to the four licensing objectives.

The Chair asked members present for any additional comments or deletions on each of the four objectives, which she subsequently read out.

Town Council staff would compile a response regarding the premise licence application to the Licensing Team at Environmental Health, Rother & Wealden District Councils, relating to the four licensing objectives by the deadline of 23rd February 2021`;

- the prevention of crime & disorder;
- public safety;
- the prevention of public nuisance, and;
- the protection of children from harm

Cllr Love did not comment of the application due to her personal interest.

The meeting closed at 7.55pm.