

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Extraordinary Plans Committee held on
Monday 22nd March 2021 at 6.30pm
REMOTE MEETING (VIA ZOOM)

Cllr. K. Bedwell (Chairman) Cllr. S. Mayhew Cllr. J. Beesley
Cllr. B. Cox (joined 6.52pm) Cllr. J. Love Cllr. D. Bennett (Vice Chair)
Cllr. C. Macve

IN ATTENDANCE: -

2 members of the public
1 member of the press – recording
Cllr. D. French
Holly Goring – Town Clerk
Rachel Newton – Senior Administrative Officer
Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis

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 15th March 2021

P44.03.21 It was **RESOLVED** that the minutes of the Plans Committee of the 15th March 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the action list.

5.0 PLANNING APPLICATIONS

WD/2020/0410/MAO LAND OFF EASTBOURNE ROAD, UCKFIELD

Outline planning application for up to 90 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point from Eastbourne Road and associated ancillary works.

Transport Assessment Addendum date stamped 5 October 2020.

Additional plan received for off-site highway works.

A member wanted for it be recorded that he was disgruntled that they had not been consulted early enough in the process to comment on the transport assessment addendum and plan for off-site highways works.

Two councillors present confirmed that they had attended a meeting with one other councillor and Gladman Developments previously. The details of the transport assessment were not known at this time as it was prior to their application being submitted at the end of March 2020.

Members discussed the application at great length, during which the Chairman asked that the Clerk write to East Sussex County Council (ESCC) to clarify the details of the traffic light system at the Framfield Road junction, as it had been thought that a 'mover system' that coordinated the traffic lights in between Church Street, Bell Lane and New Town were put in place as part of the regeneration programme in the High Street. This contradicted the ICENI Projects Transport Report Addendum which stated that data provided to ICENI Projects by ESCC shows that no traffic light timing updates had been made since 2013.

P45.03.21 It was **RESOLVED** to **strongly object** to the application and maintain the objections of the Town Council previously submitted on the 21st April 2020 which addressed issues of archaeological matters, highways safety, infrastructure, sewage capacity, drainage/flooding and existing land use.

In addition, the following comments are to be submitted in objection.

- It was felt that the amends to highways matters and the introduction of a yellow box junction at Bell Lane/High Street would not adequately address the congestion that would be created with the increase in traffic that this development would bring in conjunction with other developments in the south of the town;
- The Transport Report Addendum stated that no traffic light timing updates have been made at the Framfield Road, High Street, New Road junction since 2013, although members believed that a 'mover system' that coordinated the traffic lights in between Church Street, Bell Lane and New Town were put in place as part of the High Street improvements in 2015/16;
- We would object to the accuracy of the prediction of a 5.3% increase in traffic flow stated in the report, which does not take into account the accumulative effect of other developments in the south of the town; at Bird in Eye, Ridgewood House, Horsted Pond and Mallard Drive. These 990 cumulative additional dwellings would in fact equate to 58% increase in traffic flow using the statistics that Gladman Developments are putting forward for this development. It would be impossible for the south of the town to cope and would be detrimental to the success of the town;
- ESCC 2012 Traffic Consultation states that to be successful, a town centre shops and businesses need people to be able to reach the town easily and safely by car, public transport, which means that traffic needs to flow freely and pedestrians need to move about safely with easy access to good public transport and sufficient car parking. This development in conjunction with others will be detrimental to the town itself; businesses and retail;
- If 38% of the traffic are to use New Road as a cut through to get from the estate to the bypass as predicted, this would be a serious safety issue as New Road is a very narrow residential road with speed humps and parked cars, additionally there is a dangerous turning at the bottom of the road where it joins Ridgewood Hill, being almost directly opposite the entrance into the Ridgewood Farm Development and poor visibility looking north;

- ESCC Highways state that due to Covid 19 they were working on a traffic survey from 17th May 2018 to create these reports which it was strongly felt should not be allowed as they were out of date;
- It was noted that a traffic report dated 2012 found on the ESCC web site, only took into consideration the development at Ridgewood Place (and not any other possible developments). The report of 2012 specifically says that Uckfield Town centre suffered with congestion and with additional housing developments over the following 15 years this was forecasted to get considerably worse. This was before the Fernley Park development and development at Sand Ridge, which as a local plan was in place at that time, it wasn't expected that a further 2,500 to 3,000 houses would be built;
- Regarding the attenuation ponds; one to the north and two to the south of the site, there was a concern that when the top one was full, so would be the lower two and therefore the discharge would be immediate and into eventually the Framfield stream. This would also go through a very overgrown ditch which looked to be blocked and so would not be able to accommodate any volume of water. It was noted that the riparian owner was to clear this;
- Concerns that if water was taken away to the 'west' as well as the east it would also affect the flow into the Ridgewood stream, which would also come under pressure from the Ridgewood Farm development, the proposed developments of Ridgewood House, Eastbourne Road and Horsted Farm. This being four developments' worth of drainage possibly flowing into one stream at the same time at different points; impossible for it to deal with. It was no longer possible to look at the developments in isolation. It was essential that the impact of surface water drainage from all proposed developments was considered and its impact to the Framfield and Ridgewood streams;
- We do not agree with the suggestion put forward by ESCC to introduce a pedestrian route for taking children to Harlands Primary School via the ancient woodlands and Bullfinch Gardens. Members wished to remind ESCC that the woodland was partly owned by Uckfield Town Council and would question the length of the route/positioning, and potential materials required through ancient woodland;
- Concerns that Southern Water had stated that the building is over the top of a foul unit, which is a problem that needed to be addressed;
- The development was outside the Uckfield development boundary, if referring back to the Local Plan 1998, which is currently of reference in the absence of an up to date Local Plan;
- We would ask that the many residents' letters be taken into account as it will adversely affect them and their day to day lives.
- We would query where lies the management responsibility for the play area and open spaces.

WD/2021/0307/F 10 FARRIERS WAY, UCKFIELD, TN22 5BY

Proposed garage conversion and single storey extensions to the rear and side.

P46.03.21 It was **RESOLVED** to support the application as the proposed extension would be in keeping with similar extensions in the vicinity.

WD/2021/0192/F UNITS 01 AND 02, 79 HIGH STREET, UCKFIELD, TN22 1AS

Change of use of class A1 (shops) to class C3 (dwelling houses) to form two flats at:
upper floors of units 01 & 02, 79 High Street, Uckfield.

P47.03.21 It was **RESOLVED** support the application. It was felt that it was not beneficial for a retail occupier to be split on two floors, and it was felt that this would supply very much needed affordable accommodation within the town centre.

The meeting closed at 7.06pm.