

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 9th August 2021 at 7.00pm

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

Cllr. C. Macve
Cllrs. S. Mayhew

Cllr. J. Love
Cllr J. Beasley

IN ATTENDANCE: -

1 member of the public

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.

Declaration of a personal interest were given from all members for application WD/2021/1452/F Uckfield Rugby Football Club, Hempstead Playing Fields, Nevill Road, Uckfield, TN22 1LX, as the applicant is known to them all in a personal capacity only.

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

None.

3.0 APOLOGIES

Apologies were given for Cllr. D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 28th June 2021

P11.08.21 It was **RESOLVED** that the minutes of the Plans Committee meeting of the 28th June 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted that the Town Clerk had chased East Sussex County Council for a response on the items on the Action List, but asked if the clerk could have a response to report to the next meeting of the 31st August.

5.0 PLANNING APPLICATIONS

WD/2021/1672/LB 224 HIGH STREET, UCKFIELD, TN22 1RE

Replacement of 1960/70s style rear first floor window (bedroom 3) with a timber window in an appropriate/complimentary style to the building.

Removal of the aluminum secondary glazing fitted to the window to be replaced.

At first floor level, bedroom 3, fitting a new timber partition to form en-suite facility.

At first floor level, bedroom 2, removal of one stud and lining within cupboard and fitting new stud wall in new position to provide en-suite facility.

At first floor level, en-suite/bathroom, removal of part of existing partition and removal of lining to wall within en-suite to enlarge en-suite facility reposition bedroom door into existing linings at upper hall.

At first floor level, bedroom 1, fitting a new timber partition to form en-suite facility. All pipe runs to be non-surface/in boxing and avoid penetration of existing building fabric to existing service points. re-use existing doors and ironmongery. Wall patching/lining to match and all woodwork to match existing.

P12.08.21 It was **RESOLVED** to support the application for the following reasons:

- The replacement window was similar to the original;
- No points of objection were raised by the archeologist;
- The internal works did not have any detrimental effect on the building.

WD/2021/1683/F 11 CAMBRIDGE WAY, UCKFIELD, TN22 2AA

Proposed garage conversion with bay window and pitched roof over with sky lanterns.

P13.08.21 It was **RESOLVED** to support the application for the following reason:

- As there would remain a sizeable driveway for vehicles it would not create any need for on street parking and therefore would have no detrimental impact on the street scene.
- No neighbour objection.

WD/2021/0903/F CLINTZ, SELBY GARDENS, UCKFIELD, TN22 5EF

Conversion of existing dwelling into 2, 3 bed dwellings with the addition of a rear single storey extension and first floor extension.

Members noted there were six letters of objection.

It was also stated that the applicant was known to be deceased some approximate 2years ago, and because of this members queried the legality of this application. The clerk was asked to seek clarity from Wealden District Council on the matter.

P14.08.21 It was **RESOLVED** to object to the application on the following grounds:

- As Selby Gardens was made up of bungalows circa 1950's this conversion would be out of keeping and not respect the character of development in the immediate vicinity and would detrimentally alter the street scene;
- It would cause an increase in traffic movement to the narrow road to the property and further traffic impact on Framfield Road junction;
- Over development of the site.
- Concerns that due to parking issues, larger vehicles eg. refuse lorries and emergency vehicles, will not be able to gain access.
- Loss of privacy to residents of neighbouring properties.
- Concerns that as the property backs onto the recreation ground and the Mallard Drive Development it would have a detrimental impact on mature trees, bats and badger habitats.
 - The bat survey has been office based only. There were a number of mature trees present along the boundaries of the site. Some of these are considered large enough to have roosting bat potential, particularly within the ancient woodland adjacent to the school field directly behind the property. The habitats on site may provide some potential foraging and commuting opportunities for bats in the local area. The linear features also provide connectivity to the wider landscape. Surveys carried out in 2004 by Hankinson Duckett Associates found common pipistrelles and brown long-eared bats to be foraging on the Land North of Mallard Drive, adjacent to the school playing field and directly behind to the side of this property, particularly along the woodland edge of tree lines.
 - There is also evidence of badger activity and mammal paths across the school paying fields, Land North of Mallard Drive and the surrounding woodland immediately adjacent to the back of this property. Therefore a full ecological survey should be carried out before any building work is undertaken to this

property as it is in such close proximity to the ancient woodland, woodland and playing fields.

WD/2021/1292/F 4 BROWNS CLOSE, UCKFIELD, TN22 1UL

Erection of no.2 dwellings, access, landscaping and associated infrastructure.

P15.08.21 It was **RESOLVED** to object on the following grounds:-

- Over development of the site;
- It is considered infilling and would be detrimental to the open plan nature of the estate, affecting significant harm to the character of the Close in accordance with precedents set for similar applications;
- The creation of vehicular access would cause loss of on street parking spaces as the off street parking would not be adequate for the occupants;
- Safety concerns due to increased flow of traffic to an already compact area on a bend, which is a busy area used as a turning point by visitors to the Express shop.
- Statements made by Wealden District Council's planning officer for WD/2020/0277/F and WD/2019/2691/F in respect of on-site parking and subdivision of garden areas on Manor Park plus '*The adverse impacts of the proposal significantly and demonstrably outweighs the benefits of creating a dwelling...*' are relevant to this application.

WD/2021/1721/F 6 HARCOURT ROAD, UCKFIELD, TN22 5DU

Single-storey, side and rear extension.

P16.08.21 It was **RESOLVED** to support the application for the following reasons:

- As similar extensions already exist on the road and therefore a precedent exists;
- The addition would have no affect on the street scene.

WD/2021/1452/F UCKFIELD RUGBY FOOTBALL CLUB, HEMPSTEAD PLAYING FIELDS, NEVILL ROAD, UCKFIELD, TN22 1LX

To replace 3 no. steel containers and 2 no. sheds with a single-storey steel frame building ancillary to the use of the playing fields.

The clerk clarified that all members present only had a personal interest, in that they knew the applicant only in a personal capacity and not through business.

As this was the case members were able to discuss the application.

P17.08.21 It was **RESOLVED** to support the application for the following reason:

- As it will improve the site tremendously and create a much-improved facility for the players and supporters of the club, and creates improved security.

WD/2021/1479/F TOP FLAT, AYSGARTH, 20 NEW TOWN, TN22 5DD

Installation of three skylights in pitched roof.

P18.08.21 It was **RESOLVED** to only note only the application along with the letter of objection from the tenant, in which the tenant states he will deny access to his property to erect the necessary scaffolding. Due to the lack of detail in the drawing's members were unable to validate the privacy concerns raised in the tenant's letter of objection as they could not ascertain the intended use.

WD/2021/1775/F 66 TOWER RIDE, UCKFIELD, TN22 1NU

Proposed single storey rear extension replacing an existing single storey rear conservatory, proposed single storey ancillary garden annexe building, and proposed single storey double garage.

P19.08.21 It was **RESOLVED** to object to the application on the following grounds:

- Over development of the site as the annexe building is large in comparison to the existing house and area of the garden it will be on;
- Concerns that the annexe will be converted in the future to be a separate dwelling, based on the refusal of a two bedroomed property refused permission in the applicants garden in 2020.

WD/2021/1786/F 33 CASTLE RISE, RIDGEWOOD, UCKFIELD, TN22 5UN

Single storey rear extension.

P20.08.21 It was **RESOLVED** to support the application for the following reasons:

- There are other similar extensions in the area and therefore there is a precedent;
- The extension would not be intrusive and the size of the plot is adequate.

WD/2021/1800/F 1, WOODPECKER WAY, UCKFIELD, TN22 5NE

Proposed garage conversion and front porch extension.

P21.08.21 It was **RESOLVED** to support the application as there are similar conversions/extensions in the vicinity and therefore a precedent exists.

6.0 DECISION NOTICES

Approved:

WD/2020/2093/F PROPOSED CHANGE OF USE FROM HAIRDRESSERS (CLASS E) TO DRINKING ESTABLISHMENT (SUI GENERIS)
93 HIGH STREET, UCKFIELD, TN22 1RJ

WD/2020/2261/LB PROPOSED CHANGE OF USE FROM HAIRDRESSERS (CLASS E) TO DRINKING ESTABLISHMENT (SUI GENERIS)
93 HIGH STREET, UCKFIELD, TN22 1RJ

WD/2021/0603/F INSTALLATION OF TWO NEW CCTV CAMERAS.
118-120, HIGH STREET, UCKFIELD, TN22 1PX

WD/2021/0307/F PROPOSED GARAGE CONVERSION AND SINGLE STOREY EXTENSIONS TO THE REAR AND SIDE 10 FARRIERS WAY, UCKFIELD, TN22 5BY

WD/2021/0648/FR RETROPECTIVE APPLICATION FOR THE REMOVAL OF BROKEN WALL AND REPLACED WITH PATIAL WALL AND FENCING.
21 LARCH END, UCKFIELD, TN22 5GN

WD/2021/0996/F DEMOLITION OF EXISTING GARAGE AND REPLACED WITH A SINGLE STOREY SIDE EXTENSION AND THE RELOCATION OF THE FRONT DOOR
24 QUEENS APPROACH, UCKFIELD, TN22 1RU

WD/2021/1192/F REPLACEMENT FRONT PORCH
5 JEFFREYS WAY, UCKFIELD, TN22 1JE

WD/2021/1036/F SINGLE STOREY FRONT ADDITION
WHITE HAVEN, LONDON ROAD, UCKFIELD, TN22 1PB

WD/2021/0561/F CHANGE OF USE OF GROUND FLOOR COMMERCIAL PREMISES FROM BETTING SHOP (SUI GENERIS USE) TO A HOT FOOD TAKEAWAY (SUI GENERIS USE) AND ASSOCIATED INSTALLATION OF EXTRACTION SYSTEM AND REPLACEMENT SHOPFRONT
1 BELL WALK, UCKFIELD, TN22 5DQ

WD/2021/1170/F GROUND FLOOR DINING ROOM EXTENSION WITH STORAGE BELOW, FIRST FLOOR EXTENSION TO FORM ADDITIONAL BEDROOM AND EN-SUITE. 64 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ

WD/2021/1288/F SINGLE STOREY EXTENSION TO SOUTH ELEVATION AND ASSOCIATED ALTERATIONS
10 LONGBURY, UCKFIELD, TN22 5DF

Withdrawn:

WD/2021/1690/D DEMOLITION OF PAIR OF SEMI-DETACHED EX POLICE HOUSES.
29A & 31A NEW TOWN (WEST OF THE POLICE STATION), UCKFIELD, TN22 5DL

WD/2020/2200/F ERECTION OF A NEW DWELLING ATTACHED TO 61 MANOR WAY FORMING AN ADDITIONAL TERRACE HOUSE.
61 MANOR WAY, UCKFIELD, TN22 1DQ

Response to Town Council:

WD/2020/2200/F ERECTION OF A NEW DWELLING ATTACHED TO 61 MANOR WAY FORMING AN ADDITIONAL TERRACE HOUSE.
61 MANOR WAY, UCKFIELD, TN22 1DQ

After considering all the representations received, the Council has decided to WITHDRAW the above application on 30 July 2021. There is considered to be adequate space for a new dwelling – in fact this is a proposal which received approval back in 2009 for a new dwelling. Local Plan policy has not changed significantly to view this new proposal any differently. With regard to parking, a space is shown at the rear for the new dwelling, which is only 2 bed. The on-street parking will not be affected, as the driveway element has been deleted – this was considered to have a detrimental impact by cutting through the large green open space adjacent to the roadside. It is considered the dwelling is modest in size, and the parking will not be greatly affected. In addition there is a presumption in favour of sustainable development given the Council's lack of a 5 year housing supply, and this site is within the development boundary. With regard to precedent, each application is judged on its own merits. This particular site benefits from having the space to the side, and it is considered that the open plan nature of the estate will not be harmed by the addition of a dwelling here.

Members noted the decision notices although had queries regarding the withdrawn application WD/2020/2200/F erection of a new dwelling attached to 61 Manor Way forming an additional terrace house at 61 Manor Way, Uckfield, TN22 1DQ.

The clerk was asked to query the reason for withdrawal of the application and ask that Wealden District Council clarify this as their response to the Town Council seems to suggest that the application is unnecessary due to the permission being previously granted in 2009. Members noted that stated that works must usually commence within three years of an application being granted and if referring to an application decision made in 2009 this would set a dangerous precedent.

7.0 PREMISES LICENCE APPLICATION

Application for sale or supply of alcohol
WK/202105554 Amira's Lounge Ltd, 93 High Street, Uckfield, East Sussex, TN22 1RJ
Sunday 12noon to 2230 hours and Monday to Saturday 12noon to 2300 hours.

P22.08.21 It was **RESOLVED** to be in favour of the applications.

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

WD/2021/1234/F– 7, FIRLE GREEN, UCKFIELD, TN22 1NP
Extension of garage to create a utility area.

*It was **RESOLVED** to **SUPPORT** this application, but with the caveat that such alterations do not lead to the property being converted into a separate dwelling at a later stage.*

WD/2021/1517/F CORNER COTTAGE, BROWNS LANE, UCKFIELD, TN22 1RR
Single storey oak frame extension.

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

WD/2021/1557/F-20 ELLIS WAY, UCKFIELD, TN22 2BT

Proposed front porch and new boundary treatments.

*It was **RESOLVED** to **SUPPORT** the proposed front porch, but members raised their concerns regarding the proposed new boundary treatments/boundary wall. This is not in keeping with existing and neighbouring properties in this area, and would change the street view.*

WD/2021/1563/F- 24, HARCOURT ROAD, UCKFIELD, TN22 5DU

Proposed alterations to existing garage, comprising reconstructing the roof and rebuilding the south wall in facing brickwork.

*It was **RESOLVED** to **SUPPORT** this application, but with the caveat that such alterations do not lead to the property being converted into a separate dwelling at a later stage. Access is narrow in this location so needs to be factored in.*

WD/2021/1375/F- 4 GREENFIELDS, UCKFIELD, TN22 5FZ

Erect garden shed/office of wooden structure.

*It was **RESOLVED** to **SUPPORT** this application, taking into account the neighbour's letter of support.*

WD/2021/1484/F 41 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

Two storey rear addition.

Uckfield Town Council support the application as;-

-this would be similar to other side and rear extensions in the area and therefore a precedent exists.

-there would be no effect to the street scene.

- would have no detrimental impact on neighbouring properties.

WD/2021/1441/MFA LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ

Minor material amendment to application 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) involving a variation of condition 9 in order to alter the elevations.

Uckfield Town Council object to the application, as a variation of Condition 9 regarding the elevations would not alter our reasons for objection as previously submitted for this site.

Members noted the committee decisions and the report.

The meeting closed at 7.56pm.