



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 9th August 2021
Council Chamber, Civic Centre, Uckfield at 7.00pm

AGENDA

Under the Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

1.0 DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this Agenda. Should any Member consider that they require a dispensation in relation to any prejudicial interest that they may have, they are asked to make a written application to the Clerk well in advance of the meeting.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

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

Members of the public are requested to notify the Town Council in advance of the meeting by emailing admin@uckfieldtc.gov.uk

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 28th June 2021

4.2 Action List – attached.

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

7.0 PREMISES LICENCE APPLICATION – attached.

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

Town Clerk
3rd August 2021

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.

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

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

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.

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

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

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

Single-storey, side and rear extension.

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.

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

Installation of three skylights in pitched roof.

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.

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

Single storey rear extension.

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

Proposed garage conversion and front porch extension

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.

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.

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

WD/2021/1170/F 64 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ

Ground floor dining room extension with storage below, First floor extension to form additional bedroom and en-suite.

WD/2021/1234/F- 7, FIRLE GREEN, UCKFIELD, TN22 1NP

Extension of garage to create a utility area

WD/2021/1517/F CORNER COTTAGE, BROWNS LANE, UCKFIELD, TN22 1RR

Single storey oak frame extension.

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

Proposed front porch and new boundary treatments

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

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

Erect garden shed/office of wooden structure

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

Two storey rear addition

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.

Meeting of the Planning Committee
Monday 9th August 2021

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

1.0 Summary

- 1.1 The report provides the Town Council's comments and observations on the applications listed that were not placed on an agenda as their date for response falls outside the usual cycle of Plans Committee meetings.

2.0 Background

- 2.1 At a meeting of Full Council on the 8th April 2013 a resolution was made on the procedure for the Town Council's comments and observations on applications for which Wealden District Council need a response that would fall outside the usual cycle of planning meetings. FC.77.04.13.

3.0 Procedure

- 3.1 The following applications were emailed to plans committee members for consideration.
Public notices were put up on the 15th June 2021

WD/2021/1170/F 64 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ

Ground floor dining room extension with storage below, First floor extension to form additional bedroom and en-suite.

The following applications were included in the Plans Committee Agenda of the 19th July. The meeting was cancelled as it would have been inquorate due to the inability of members to attend.

The display of the agenda dated 9th July was for any public response and the following applications were considered outside the cycle of meetings.

WD/2021/1234/F– 7, FIRLE GREEN, UCKFIELD, TN22 1NP

Extension of garage to create a utility area

WD/2021/1517/F CORNER COTTAGE, BROWNS LANE, UCKFIELD, TN22 1RR

Single storey oak frame extension.

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

Proposed front porch and new boundary treatments.

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

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

Erect garden shed/office of wooden structure.

Public notices were put up on the 27th July 2021

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

Two storey rear addition

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.

4.0 Declaration of Interests

- 4.1 Councillor Macve declared a personal interest in the application WD/2021/1170/F 64 Bridge Farm Road, Uckfield, TN22 5HQ as he knows the applicant.

5.0 Comments

- 5.1 The Chairman gave the definitive response of the committee as follows: -
WD/2021/1170/F 64 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ
GROUND FLOOR DINING ROOM EXTENSION WITH STORAGE BELOW,
FIRST FLOOR EXTENSION TO FORM ADDITIONAL BEDROOM AND EN-SUITE.
Uckfield Town Council supports the application as there would be no detrimental effect to the street scene. There was a concern raised regarding construction/delivery vehicles causing obstruction.
- 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.

6.0 Recommendations

- 6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis

UCKFIELD TOWN COUNCIL
ACTION LIST
Plans Committee
ACTION LIST – FOR INFORMATION ONLY

Resolution No.	Details	Date Raised	Action Date	Action By	
	<p>At the Plans meeting of the 1st February 2021, members noted that no site notices were in place on the applications listed below, and deferred comment subject to the placement of the application notices on site. The clerk to ask for an extension of time and ask WDC if during the current Covid 19 restrictions whether they should revert to advising neighbouring properties by post. Clarity also sought on who put up the notices.</p> <p>WD/2020/2632/F 24 SELBY ROAD, UCKFIELD, TN22 5EB Proposed single storey rear extension.</p> <p>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, remodeling roof space.</p>	01.02.2021	02.02.2021	LL	<p>On sending our responses on comments on applications to Wealden District Council on the 2.02.21, the Town Clerk advised that the committee clerk would be requesting an extension of time.</p> <p>The Town Clerk received an email response from WDC, stating that officers would grant an extension of time for our comments on this occasion, although the lack of a site notice should not be a reason to decline to comment. Linda emailed Planning Officers and both granted an extension of time.</p> <p>Site notices are put up by the visiting Planning Officer at site inspection.</p> <p>UTC replied to WDC, stating that our members need to consider the views of local people who they represent.</p> <p>Parish Planning Panel was held on 19th April 2021 in which this was a topic. An update will be circulated to members in due course by the Town Clerk.</p>
	WD/2020/0410/MAO LAND OFF EASTBOURNE ROAD, UCKFIELD	22.03.21	03.21	HG	<p>The Town Clerk has written to East Sussex County Council to clarify the details of the traffic light system at the Framfield Road junction. See minutes of the extraordinary meeting of the 22nd March 2021.</p> <p>HG has chased for a reply from ESCC.</p>
			11.05.21	HG	

No resolutions can be made from the action list.