



Minutes of a meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 31st August 2021 at 7.00pm

Cllr. K. Bedwell (Chairman) Cllr. C. Macve Cllr. J. Love
Cllr. S. Mayhew

IN ATTENDANCE: -

1 member of the press (recording)
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.
Cllr. Macve declared a personal interest in the following applications:
WD/2021/1933/F 8 Hunters Way, Uckfield, TN22 2BB, as he knows the parents of the applicant but not the applicant.

WD/2020/2581/F Lands at Snatts Road, Uckfield, as he vaguely knows the applicant.

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

No members of the public were present.

3.0 APOLOGIES

Apologies were given for Cllrs. B. Cox and J. Beesley.

4.0 MINUTES

4.1 Minutes of the meeting held on 9th August 2021

P23.08.21 It was **RESOLVED** that the minutes of the Plans Committee meeting of the 9th August 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members considered the Action List that had been previously circulated and agreed to remove the following items which had been completed.

WD/2020/2632/F 24 SELBY ROAD, UCKFIELD, TN22 5EB and WD/2020/2535/F 3 WOODLANDS CLOSE, UCKFIELD, TN22 1TS
WD/2021/0903/F CLINTZ, SELBY GARDENS TN22 5EF
WD/2020/2200/F 61 MANOR WAY, TN2 1DQ

5.0 PLANNING APPLICATIONS

WD/2021/1824/FA 24A VERNON ROAD, UCKFIELD, TN22 5DY

Removal of condition 12 of WD/2010/0884/F (erection of 1 no. detached 2 bedroom house with integrated garage) to enable reinstatement of permitted development rights.

P24.08.21 It was **RESOLVED** not to give a response at this stage. Members asked that the clerk write to Wealden District Council to ascertain why Permitted Development rights were previously removed from this particular property. It was understood from Condition 12 of WD/2010/0884/F this was to 'enable the Local Planning Authority to regulate and control the development of land having regard to Policy E27 of the adopted Wealden Local Plan and Policy BE1 of the Statutory Wealden Local Plan', however, members queried why this had been applied to this particular property and sort clarification.

WD/2021/1729/FR 24A VERNON ROAD, UCKFIELD, TN22 5DY

Part retrospective application for the erection of a single-story summerhouse/home office with a flat roof.

A member queried why the application was 'part' retrospective.

P25.08.21 It was **RESOLVED** to object to the application for retrospective approval.

WD/2021/1783/F 21C HIGH STREET, UCKFIELD, TN22 1AG

Proposed new kitchen extract for a pizza restaurant.

A member stated that the documentation read as if the new kitchen extract was already in place and if this was so, (which was unsubstantiated) should the application type be retrospective.

P26.08.21 It was **RESOLVED** to support the application for the following reasons:

- There were no objections from neighbours;
- The extractor specification stated a superior filtration to remove the noise and smell and the unit was to be a distance from the residential accommodation.

WD/2021/1870/F 18 CALVERT CLOSE, UCKFIELD, TN22 2BZ

Removal of existing conservatory attached to existing detached garage and replace with a rear extension of garage to create an office.

P27.08.21 It was **RESOLVED** to support the application for the following reasons:

- The extension would have no effect on the street scene.
- The land is large enough to take the addition.
- The works would be in keeping with a number of properties in the vicinity.

WD/2021/1897/F 42 NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5TG

Proposed single storey rear extension and loft conversion.

P28.08.21 It was **RESOLVED** to support the application for the following reasons:

- The extension would not detrimentally affect neighbours;
- There are other properties similarly adapted along New Road and would therefore be in keeping.

WD/2021/1583/F 2 VIEWS WOOD PATH, UCKFIELD, TN22 1JL

Two storey side extension, internal alterations and new front porch.

P29.08.21 It was **RESOLVED** to support the application as in Manor Park similar extensions existed and this addition would therefore be in keeping.

WD/2021/1933/F 8 HUNTERS WAY, UCKFIELD, TN22 2BB

Proposed two storey side extension.

P30.08.21 It was **RESOLVED** to support the application as there were similar extensions in the vicinity and would therefore be in keeping.

The Chairman with the approval of the committee brought forward discussion of WD/2021/1952/F 42 Goldcrest Drive, Uckfield, TN22 5QG, after which the original order of the agenda to be resumed.

WD/2021/1952/F 42 GOLDCREST DRIVE, UCKFIELD, TN22 5QG

Erection of new tile roof with roof lights to replace existing conservatory roof. Removal of external windows to existing porch to be replaced by new windows and door on the front elevation of the porch. Garage conversion and internal alterations.

P31.08.21

It was **RESOLVED** to support the application with the proviso that both garage doors remain in situ in order that the street scene would not be detrimentally affected.

WD/2020/2581/F LANDS AT SNATTS ROAD, UCKFIELD

Erection of two self-build detached dwelling-houses and detached garage building.

P32.08.21

Members discussed the application at length and subsequently **RESOLVED** to object to the application, and gave the following reasons and comments: -

- Concerns regarding road safety due to the substantial increase in traffic flow on a bend and the high speed of the traffic; this is exacerbated by the accumulative developments along this stretch of winding road.
- Inadequate surface water drainage where under the topsoil lays impervious sandrock, resulting in surface water running down the cliff face into the dwellings in Hunters Way potentially resulting in flooding;
- Inadequate dispersal of foul drainage which is to go into a septic tank to then be dispersed across the ground by means of an irrigation system around the site. Again, due to the impervious nature of the sandrock it is believed this would not be adequate;
- Dwellings will be dominant and imposing to occupants in Hunters Way;
- Will detrimentally affect the skyline view across the town behind Hunters Way.
- Construction of properties will cause disturbance to sandrock which would cause further degradation of the cliff face and the potential risk to property and persons underneath this;
- Pedestrian routes to the road side considered dangerous.
- The site is classified as ancient woodland and subject to a replanting order and therefore would be breach of the Forestry Act 1967. We would support the District Council's Tree Officer's arboricultural objections.

Regarding the three Tree Preservation Order's (TPO's) on the site, it was documented that T3 is no longer present with no information as to when and why this was removed. We would request a condition that this must be replanted and the area to be returned to semi natural ancient woodland.

It was noted that none of the paperwork within the application described the actual 'site' as ancient semi natural woodland, which it was felt was a failure of the tree survey which only surveyed 12 trees.

- The green corridor for wildlife which exists along the rock line from the back of Downland Copse, down the back of Hunters Way and then across the road through to Lake Wood should be preserved.
- This application had only surveyed for reptiles, However the Quarry Site Application WD/2015/2819/F ecology reports detailed surveys for bats, badgers and reptiles and shows a diagram of bat movement (commuting) across the Quarry Site towards the site application WD/2020/2581/F, which is a supporting reason to maintain the ancient woodland.
- Pond, (detailed as Pond 1/dew pond) also needs protection for the wildlife that it sustains. Bearing in mind there are three natural ghylls and Lake Wood which are all fed water by underground sources through the rock and soil formations in this area, the water and pond needs protection to the highest level.
- Concerns that East Sussex County Council Highways have not responded as a consultee.

- Proposed Access is higher than the road and their visibility splays are not arrived. It was noted that the traffic survey does not include examples of when Church Street was closed.

WD/2021/1764/MAJ CHARLWOOD MANOR, SNATTS ROAD, TN22 2AR

Conversion and extension of the existing care home and the demolition of the existing bungalow and garage building to allow for the creation of 17 no. dwellings, 6 no. of which are affordable tenure. The creation of a new road access, closure of the existing access and associated works.

P33.08.21 It was **RESOLVED** object to the application on the following grounds:

- Concerns regarding road safety due to the substantial increase in traffic flow and the speed of traffic on this dangerous part of the road; this is exacerbated by the accumulative developments along this stretch of winding road;
- Concerns of the traffic speed and that there was to be only one access point;
- Concerns that surface water and foul water drainage plans would be inadequate;
- Environmental concerns for wildlife species;
- Detrimental effect that domestic cats would have on the ancient Ghyll and ancient woodland; on the dormice, newts, reptiles/lizards;
- Would need retention of the Sherman Reed Ghyll;
- Concerns that over time the applications for this site have crept up in dwelling number density.

Members were united in stating their frustration that they were being asked to agree to applications without knowing the full picture of developments for the area and would therefore request to engage in conversations with Wealden District Council.

It was stated that members cannot continue to look at individual planning applications on an adhoc basis without knowing the full plans for housing development and infrastructure in Uckfield and the surrounding areas, which will all have an impact on flooding, environment and infrastructure requirements.

6.0 DECISION NOTICES

Approved:

WD/2021/1517/F SINGLE STOREY OAK FRAME EXTENSION.
CORNER COTTAGE, BROWNS LANE, UCKFIELD, TN22 1RR

Members noted the decisions notices.

The meeting closed at 8.11pm.