

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 11th October 2021 at 7.00pm

Cllr. K. Bedwell (Chair) Cllr. S Mayhew
Cllr. J. Beesley Cllr. B. Cox

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, but none were forthcoming.

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 received from Cllrs. C. Macve, J. Love, D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 20th September

P40.10.21 It was **RESOLVED** that the minutes of the Plans Committee meeting of the 20th September 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members agreed that this item be discussed following item no. 7.0 of the agenda.

5.0 PLANNING APPLICATIONS

WD/2021/2191/F BURTHORNE, 2 NEW TOWN, UCKFIELD, TN22 5DB

Proposed rear kitchen extension and alterations.

P41.10.21 It was **RESOLVED** to support the application as there were similar extensions in New Town and no neighbour objections.

WD/2021/2300/FA 13 STREELE VIEW, UCKFIELD, TN22 1UG

Variation of Condition 3 of WD/2017/0308/F (2 storey side extension and single storey rear extension.) To allow weatherboarding to be fixed to the front elevation on first floor.

P42.10.21 It was **RESOLVED** to support the application as it would be in keeping with the character of the property.

WD/2021/2285/F 36 SELBY RISE, UCKFIELD, TN22 5EE

First floor terrace above existing ground floor rear outstand.

P43.10.21 It was **RESOLVED** to support the proposed extension.

However, members had reservations regarding the terrace due to concerns that this would set a precedent and cause noise disturbance and loss of privacy to neighbouring properties. It was also felt that the raised terrace would be out of keeping.

Cllr. Bedwell abstained from voting on this application.

WD/2021/1447/F GORMANSTON, SNATTS ROAD, UCKFIELD, TN22 2AP

Construction of a single storey side and rear extension to the main house, replacing later addition single storey extension including a glass link extension to the proposed single storey pool enclosure. Construction of a 1.5 storey garage to sit adjacent to the new single storey side extension. Demolition of existing barn and construction of a new barn to sit adjacent to existing car port.

The Chair read 8 previous applications for works to this building and noted that in the decision notice for an application for a two storey extension made in 2006, the applicant had been advised that any further proposals for an extension to the dwelling would be unlikely to receive the approval of the District Planning Authority. Despite this a further application for more extensive works was granted in 2013.

P44.10.21 It was **RESOLVED** to object to the application on the following grounds;

- Over development of the property, taking away the original character of the building and therefore not in keeping.
- There was still evidence of a bat on the site despite the bat survey being carried out at the end of the season. Therefore members had concerns for the bat population and wildlife in general.
- Concerns that despite Wealden District Council advising the applicant that further proposals for an extension to the dwelling would be unlikely to receive approval, they had in fact approved an application for a larger extension in 2013.

WD/2021/1156/F 1 PEERLAND MEWS, HIGH STREET, UCKFIELD, TN22 1EH

The conversion of existing car port into a habitable room. An additional roof light, change a fixed window to in-ward opening window, to create a Juliet balcony and internal alterations.

P45.10.21 It was **RESOLVED** to support the application. The additional roof light would not cause over looking and it was thought the works would be sympathetic to the existing building and that there was adequate parking.

WD/2021/2225/F 33 MANOR WAY, UCKFIELD, TN22 1DF

Proposed single storey front addition to kitchen.

P46.10.21 It was **RESOLVED** to support the application.

WD/2021/2328/F 8 WARES ROAD, UCKFIELD, TN22 5TW

Formation of a new front access and ramping for wheelchair use.

P47.10.21 It was **RESOLVED** to support the application as it was thought the proposed access was sympathetic to the building.

WD/2021/2390/F LAND TO THE NORTH OF MALLARD DRIVE AND EAST OF UCKFIELD HOSPITAL, UCKFIELD

Construction of the northern off-site footpath in relation to development approved under WD/2010/2874/FE (residential development comprising of 146 dwellings, including affordable housing, open space including children's play areas and an equipped play area, structural landscaping and associated works, with access from Mallard Drive).

P48.10.21 It was **RESOLVED** that there were no planning reasons for objection however, members would like a response from Wealden District Council to the following queries:

- How will the footpath be illuminated?

- How would the properties adjacent to the path be shielded from light and protected from those using the footpath?
- Members raised concerns for safety of users due to the cliff type drop to the eastern side of the path and asked how they would be protected?

The following application is deferred to the meeting of the 1st November 2021
WD/2021/2198/MAO LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL,
FRAMFIELD, TN22 5HA

Outline planning application for the erection of up to 290 dwellings, associated landscaping, informal open space and strategic SANG, with access from the B2102.

Members requested that the next meeting of the Plans Committee on Monday 1st November be held in the Weald Hall as it was likely that members of the public would attend.

6.0 DECISION NOTICES

Approved:

WD/2021/1527/F TWO STOREY REAR EXTENSION
 FLATS 1 & 2, 8 LITTLE GARLANDS, NEWTOWN, UCKFIELD

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

WD/2021/1729/FR PART RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY SUMMERHOUSE/HOME OFFICE WITH A FLAT ROOF.
 24A VERNON ROAD, UCKFIELD, TN22 5DY

Response to Town Council: The application is part retrospective because the applicant had started works, but these have ceased following the advice of the Enforcement Team and the building is currently half finished, hence the application is 'part' retrospective. The Town Council's comments are noted. However, the Scheme of Delegation requires that a material planning objection has been received from the local Parish or Town Council, not simply an objection on the grounds that an application is retrospective.

WD/2021/1583/F TWO STOREY SIDE EXTENSION, INTERNAL ALTERATIONS AND NEW FRONT PORCH
 2 VIEWS WOOD PATH, UCKFIELD, TN22 1JL

WD/2021/1484/F TWO STOREY REAR ADDITION
 41 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

WD/2018/2097/F NEW DWELLING INCLUDING FORMATION OF OPENING IN EXISTING LISTED GARDEN WALL TO CREATE NEW ACCESS.
 THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ

WD/2021/1873/FR RETROSPECTIVE REMOVAL OF SUMMER HOUSE, TRELIS AND SHRUBS FROM THE REAR PART OF THE GARDEN, INCLUDING TWO SMALL TREES FROM THE SHORT BUT STEEP BANK AT THE LEFT HAND SIDE OF THE REAR OF THE GARDEN, REMOVAL OF THE DILAPIDATED REAR FENCE; REPLACEMENT OF THE STEEP BANK BY A NEW RETAINING WALL WITH INFILL

TO REDUCE THE FRONT TO BACK AND SIDE TO SIDE ANGLES OF SLOPE IN THE GARDEN; INSTALLATION OF A NEW FENCE INSIDE THE NEW TIMBER AND STEEL RETAINING WALL OF SIMILAR HEIGHT AND STYLE TO THE PRE-EXISTING FENCE.

5 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY

WD/2021/2130/F PROPOSED SINGLE STOREY REAR EXTENSION
9 SAUNDERS CLOSE, UCKFIELD, TN22 2BX

Withdrawn:

WD/2021/0270/F ERECTION OF A TWO STOREY DWELLING
THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

Appealed:

WD/2020/2112/F - PROPOSED NEW DWELLING
LAND ADJOINING 10 BROWNS PATH, UCKFIELD, TN22 1LH

Members noted the decision notices.

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

WD/2021/2001/MFA LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF THE A22, UCKFIELD BYPASS, UCKFIELD, TN22 3PT

Variation of conditions 10 and 11 of WD/2020/1244/MAJ (proposed development of a solar electric forecourt®, comprising 24 core electric vehicle charging points, a solar photovoltaic (PV) farm of up to 5.5mw and energy storage. The hub building will contain a mix of ancillary dwell facilities including WCS, coffee shop, retail, seating area, meeting rooms/ workspace and a display area. provision of car parking, hard and soft landscaping and access arrangements off the Copwood roundabout. Diversion of public footpath) in order to enable the commencement of construction of the development prior to the construction of the main vehicle access and completion of a section 278 agreement and construction of the pedestrian and cycle access following the completion of the Copwood roundabout improvements.

Members noted the report.

4.2 Action List

The Chair read the response received from the Head of Environmental and Planning Services and it was subsequently agreed to reply.

The meeting closed at 7.48pm