



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 11th October 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 20th September 2021

4.2 Action List – attached.

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

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

Town Clerk
5th October 2021

5.0 PLANNING APPLICATIONS

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

Proposed rear kitchen extension and alterations.

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.

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

First floor terrace above existing ground floor rear outstand.

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.

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.

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

Proposed single storey front addition to kitchen.

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

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

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).

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.

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

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.

Meeting of the Planning Committee
Monday 11th October 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 7th September 2021

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.

4.0 Declaration of Interests

- 4.1 None.

5.0 Comments

- 5.1 The Chairman gave the definitive response of the committee as follows: -

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.

Uckfield Town Council strongly object to the application on the following grounds:

- *There is no drawing within the application for Condition 10 showing what is proposed. It is needed to be certain of the positioning of the proposed second entrance. This is noted to be a serious failure on behalf of Gridserve, Wealden District Council and East Sussex County Council;*
- *Concerns that ESCC Highways say that the vehicular access will be left in and right out which would be extremely dangerous. We would suggest that this should be left in and left out;*
- *Concerns that there are no documentation regarding the safety of road users. It seems, although we cannot be certain because of lack of a drawing, that the vehicular access is at the point of the public footpath, and this would be extremely dangerous. There is nothing mentioned regarding safety measures to be put in place ie signage, speed limit reductions etc. It is noted that the access gateway was cleared of vegetation some 6-9 months ago and therefore the access must have been planned in advance of the application;*
- *Concerns regarding works on the Copwood roundabout and what appears to be the clash of these two projects, (Gridserve new entrance;- Wellbeck;modifications to the roundabout) that has*

caused the need for this application. We feel that Messrs Gridserve should have been aware of the proposed works at the time of their original application;

- *With reference to Condition 11, works to footpath, there is no mention within this particular application as to when a paved pathway will be provided on the eastern side of the A22 to connect with the paved pathways at Batchelor Way and liaison with Wellbeck concerning the dropped kerbs on the east and west side of the A22 and also a central refuge on the A22 at the footpath crossing point;*
- *Would question why underground works are being sort before legally binding documentation for this development has been approved and;*
- *Why wasn't the second entrance in the original planning application;*
- *We would also reiterate our strong objections as uploaded to Wealden District Council's web site for WD/2020/1244/MAJ on the 28.09.20, 16.12.20 and 02.02.21.*

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis