

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Tuesday 4 January 2022 at 7.00pm

Cllr. K. Bedwell (Chair)
Cllr. J. Love

Cllr. C. Macve
Cllr. S. Mayhew

IN ATTENDANCE:

1 member of the public
1 member of the press (recording)
Councillor P. Sparks
Councillor D. French (joined the audience at 7.33pm)
Holly Goring – Town Clerk
Minutes taken by Holly Goring

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.

Councillor C. Macve declared a personal interest in WD/2021/2398/F (Siggs & Sons), as a result of knowing the family well. The Town Clerk advised Councillor Macve that he could speak but not vote.

Councillor J. Love declared a personal interest in WD/2021/2743/FA (Uckfield Methodist Church) as they knew of the developer involved in this application. The Town Clerk confirmed that although this was only a personal interest, it would be prudent to remain silent during the discussions and vote.

Councillor J. Love declared a personal interest in WD/2021/2398/F (Siggs & Sons) as their neighbour around the corner was connected. The Town Clerk did not feel this was of relevance and enabled Councillor Love to speak and vote.

Councillor K. Bedwell declared a personal interest in WD/2021/2398/F (Siggs & Sons) as one of her patients lived in the property adjoining the access onto the site. The Town Clerk advised that as this is only a personal interest and their connection was only in a work capacity, Councillor Bedwell could still speak and vote.

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

None.

3.0 APOLOGIES

Apologies were received from Councillor J. Beesley. Although absent from the meeting no apologies had been received from Councillors D. Bennett and B. Cox.

4.0 MINUTES

4.1 Minutes of the meeting held on 13 December 2021

P70.01.22 It was **RESOLVED** that the minutes of the Plans Committee of the 13 December 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the Action List.

5.0 PLANNING APPLICATIONS

WD/2021/2743/FA UCKFIELD METHODIST CHURCH, FRAMFIELD ROAD, UCKFIELD TN22 5AJ

Minor material amendment to WD/2019/2715/F (change of use, refurbishment and first floor extension to convert into 3 no. high quality, low energy flats) involving variation of Condition 2 to enable retention of the nave, new windows in existing openings at ground floor level on north and east elevations, and new window at first floor level on north elevation.

Councillor C. Macve recalled that Uckfield Town Council's Plans Committee had previously objected to this planning application. A local resident had objected to this minor material amendment application on this occasion in principle but not with regard to the specifics.

Councillor S. Mayhew noted that this was a minor material change. His main concern was the point raised by the resident relating to the construction vehicle(s) blocking sections of Framfield Road. Uckfield Town Council had raised this matter in its original response.

P71.01.22 Members **RESOLVED** to support the application, but wished to reiterate previous concerns raised by both the Town Council and nearby residential properties in relation to construction vehicle(s) impacting on traffic flows in Framfield Road and parking on-street. Framfield Road was already congested with numerous parked vehicles as a result of the character of properties on this road with no or small frontages.

WD/2021/2398/F SIGGS & SONS, 20 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Demolition of existing workshop and barns, construction of 9 no. residential units comprising of 1 no. 5 bedroom house, 6 no. 3 bedroom houses and 2 no. 4 bedroom houses.

Members noted positively that local residents would be more likely to welcome residential development rather than industrial use on site but also raised a number of points which they were keen to see addressed by the applicant:

- (i) Size and design – the proposed design of the properties were very similar to those on Ridgewood Farm, which had struggled to sell. The proposed size of the properties at 3, 4 and 5 bedroom executive style did not meet housing need in Uckfield in line with recent housing market assessments which highlighted that Uckfield needed 1 and 2 bed units. The proposal to build nine properties also fell just shy of Wealden DC's 10-unit benchmark for affordable housing to be required;
- (ii) Trees and landscaping - the plans highlighted that plot 9 had an oak tree which was due to stay in situ in the back garden. Concerns were raised with regard to the safety of the tree and its future potential to impact the property. Members wished to understand if there were any TPOs on this tree or in close proximity.
- (iii) Visitor parking provision - only four visitor parking spaces were proposed for the nine properties. The size of the access road into the development would not allow for overflow parking, so this could pose an issue.
- (iv) Drainage - issues had been experienced by other properties off Lewes Road since

works had commenced on the Ridgewood Farm site so members were keen to understand whether drainage proposals had been considered with accuracy;

(v) Highway safety – concerns with regard to visibility and sight lines leaving the proposed development onto Lewes Road, particularly if the neighbouring property were using their driveway and vehicles were looking north. A report from ES Highways was still outstanding at the point at which this application was considered but this and emergency access was raised by members. Members would also welcome a response from Wealden DC on accessibility for refuse collections;

(vi) Traffic congestion and sustainable modes of transport- this was another development being put forward in the south of the town with still no clear understanding of the views of Wealden DC and East Sussex CC's plans for improvements to the highway network to accommodate this level of development. The Transport statement referenced that the site was close by to facilities but the only amenity in this area was Ridgewood Village Post Office. Reference had also been made to the use of the new cycle routes to be provided as part of the Ridgewood Farm S106 agreement but these were likely to be in the region of 8-10 years away.

(vii) Overlooking neighbouring properties - plots 3 and 4 illustrated rooms being placed in the roof void, and it was questioned whether they would overlook adjacent properties on Lewes Road;

Members also noted that the S106 agreement for the Ridgewood Farm site incorporated a clause on page 76, that limited the permit of occupation for new industrial use, until the use of the sawmill ceased. If this yard were to close, what impact would this have on the S106 agreement and Ridgewood Farm proposals?

P72.01.22 It was **RESOLVED** to object to the application on the grounds of the above points raised in relation to size, design, environment, parking, drainage, highway safety, traffic congestion and overlooking towards adjacent properties. Members wished to see these points addressed by the applicant and statutory consultees.

WD/2021/2910/FR 10 KINGFISHER CLOSE, UCKFIELD, TN22 5WN

Retrospective application for a single storey ground floor extension, loft conversion with dormer to rear and detached garden room / home office.

A response to this application was deferred, as a result of limited information being available. The Town Clerk was asked to approach Wealden DC's planning team and the relevant case officer to request information on:

- whether permitted development rights have been removed on this property?
- what has been constructed so far, and what work is being proposed in future?
- have previous works been carried out in accordance with building regs and were they supervised?

A response would then be compiled by Plans Committee members outside of the meeting cycle or at the next meeting of Plans Committee on 24 January 2022 depending on timescales advised by the planning case officer.

**WD/2021/2980/F ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ AND
WD/2021/2981/LB ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ**

Alterations to existing extension; removal of lean-to and garden wall; general repair works and minor external and internal alterations; landscaping works.

Members described the prominent position of this building on Church Street, and its location within the conservation area of Uckfield. It was a beautiful design and the

proposals being put forward would enhance the property and ensure its longevity and standard of repair.

P73.01.22 Members **RESOLVED** to support the application, subject to the proposals being in accordance with the Conservation Officer's recommendations, and that routine monitoring would be undertaken on the listed building requirements.

6.0 DECISION NOTICES

Approved:

WD/2021/2684/F

TWO STOREY REAR ADDITION ON FOOTPRINT OF EXISTING CONSERVATORY
2 CEDARS CLOSE, UCKFIELD, TN22 1JA

WD/2021/2635/F

PROPOSED SINGLE STOREY EXTENSION TO REAR OF GARAGE TO FORM
STUDY/OFFICE
78 FORGE RISE, UCKFIELD, TN22 5BX

WD/2021/2657/F

PROPOSED FIRST FLOOR REAR EXTENSION
10 SELBY RISE, UCKFIELD, TN22 5ED

WD/2021/2667/F

GROUND FLOOR SIDE EXTENSION
2 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET

WD/2021/2487/F

ALTERATIONS TO REAR ELEVATION TO INCLUDE BIFOLD DOORS, RASIED
DECKING AND STAIRS.
THE WILLOWS, UPLANDS DRIVE, UCKFIELD, TN22 1JQ

WD/2021/2117/F

DROP KERB FOR VEHICLE ACCESS ONTO DRIVEWAY
116 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

Refused:

WD/2021/2676/F

PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS
66 TOWER RIDE, UCKFIELD, TN22 1NU

WD/2020/0731/F

DIVISION OF EXISTING 3 BEDROOM DWELLING TO CREATE TWO 2.NO
BEDROOM DWELLINGS WITH PARKING PROVISION
58 MARKLAND WAY, UCKFIELD, TN22 2DG

Withdrawn:

WD/2021/2511/LB

PROPOSED CONVERSION & ADDITION TO GARAGE
OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

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

WD/2021/2683/F 71 HIGH STREET, UCKFIELD, TN22 1AP

Proposed single storey rear extension.

WD/2021/2819/F 104 & 106 FRAMFIELD ROAD AND 1C SELBY ROAD, UCKFIELD, TN22 5AT

Proposed new garage building.

Members noted the report.

8.0 TO REVIEW THE CORRESPONDENCE BETWEEN THE CENTRAL EAST CLUSTER GROUP WITHIN WEALDEN AND THE RT HON MICHAEL GOVE'S OFFICE REGARDING PLANNING CONCERNS AND CONSIDER WHETHER UCKFIELD TOWN COUNCIL SHOULD SUPPORT THIS CAMPAIGN

Members had been provided with a copy of the letter sent by a cluster of parishes within Wealden District to the Rt. Hon Michael Gove and a response that had recently been received from his office. Members were being asked if Uckfield Town Council should:

- (i) support the campaign;
- (ii) write its own letter to the Rt Hon Michael Gove on this subject;
- (ii) set up a consortium of parish/town councils in the Uckfield area to join forces on such letter;

Members felt the views of Uckfield Town Council should be put forward, but were concerned with current staffing levels, and whether there would be capacity to work on this correspondence particularly if this involved engaging other parishes in the Uckfield area.

The Chair put forward a proposal based on the feedback received, which suggested that a letter be written by Uckfield Town Council utilising background data already held by the council. An outline letter then be prepared by the Chair for consideration by Plans Committee members, and shared with neighbouring parishes for input. The Chair suggested that she would be happy to engage the parishes, before the letter be reviewed by the Town Clerk.

P74.01.22 Members **RESOLVED** that over the next couple of months:

- (i) data be compiled to help formulate a letter to the Rt Hon Michael Gove relating to planning concerns in rural areas;
- (ii) neighbouring parishes be contacted to form a cluster and feed into a draft letter from Uckfield Town Council, and;
- (iii) to share the draft letter with Plans Committee members for review, before sending to the Town Clerk for consideration and despatch.

The meeting closed at 7.54pm.