

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 13 December 2021 at 7.00pm

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

Cllr. S. Mayhew
Cllr. J. Beesley

Cllr. C. Macve

IN ATTENDANCE: -

1 member of the public

1 member of the press (recording)

Sarah D'Alessio –Assistant Town Clerk and Responsible Financial Officer

Minutes taken by Sarah D'Alessio

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

None.

3.0 APOLOGIES

Apologies were received from Cllr. D. Bennett and Cllr. B. Cox.

4.0 MINUTES

4.1 Minutes of the meeting held on 22nd November 2021

P63.12.21 It was **RESOLVED** that the minutes of the Plans Committee meeting of the 22nd November 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/2021/2117/F 116 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

Drop kerb for vehicle access onto driveway.

P64.12.21 It was **RESOLVED** to support the application as it will help with parking along the Framfield Road which would be beneficial to the whole community.

WD/2021/2663/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

Construction of new local convenience shop, car parking, access and landscaping.

All members of Plans Committee spoke on the application and made reference to the documentation within the application, and statutory consultee responses.

Councillor Macve provided the following feedback in respect of the application:

- (i) Replanting and landscaping – the landscaping and replanting proposals of the pub garden were excluded from the application as it was thought to be subject to a separate application. The trees, the applicants were seeking to remove, and landscaping to the pub were critical to operation of the pub and its appearance and overall environment;
- (ii) Memorial – concerns were raised with the position of the proposed memorial location. Two drawings presented within the application illustrate the memorial being moved to two different locations. It was also considered disrespectful to move the memorial between two parking bays in both of the proposed locations;
- (iii) Parking provision – the application stated that there were currently in the region of 80 plus parking spaces and this would be reduced to 64. Cllr Macve had noted that vehicles still have to park off site now or in the centre of the car park to meet pub use demand so the proposed reduction in spaces was not conducive to future use by supermarket visitors and pub visitors. It was also noted within the report that the patrons of the pub would be unable to use the store car park. But, the store users could utilise the pub parking spaces;
- (iv) HGV deliveries – there were two conflicting sets of information within supporting paperwork on HGV deliveries. The sizing of delivery vehicles varied between the application and that referenced by ES Highways. ES Highways also noted that an 13.5 artic would block the entrance into the car park. The application also stated that deliveries would be arranged out of busy times, but Cllr Macve referenced Tesco Express convenience store at Manor Park estate where deliveries were made all hours of day and night;
- (v) Peak hours – there were conflicting references to information on potential peak hours. Tesco Express peak hours at Manor Park were 8.30am to 9.00am and after school get out times.
- (vi) Other nearby food outlets - in the supporting documentation, there was no reference of the facility at Applegreen Garage in terms of food supplies etc;
- (vii) Consultation - a number of residents who responded, noted that they didn't receive any information on the consultation;

In addition to Councillor Macve's comments, Councillor Beesley added:

- (i) Parking Provision – the proposals within the application had reduced parking provision for the Highlands, so there was potential for their visitors to end up parking on Lewes Road and Eastbourne Road;
- (ii) Highway access and safety – there were already issues with getting access into and out of Highlands car park onto Eastbourne Road. The amount of traffic created from the two businesses could create further issues. There was also a bus stop located close to the access point on Lewes Road, so visibility for any vehicles leaving the store onto Lewes Road could be affected. Access points were also very close to the roundabout;
- (iii) Demand – Cllr Beesley questioned whether there was a need for this increase in supermarket/retail provision at this time, or in the future. It was recognised that more services would be required but currently this would impact on local businesses such as Ridgewood Village Post Office;
- (iv) Replanting and landscaping - the pub was used frequently by families, therefore the reduction of open space for families to enjoy could impact on business;

Councillor Love added that:

- (i) Highway access and safety - the response from ES Highways highlighted that they objected due to insufficient information. Councillor Love also explained that travelling north along Lewes Road to the Highlands roundabout there was currently good visibility looking east towards Eastbourne Road, whereas if the site was built up to edge of Highlands boundary, this sight line would be lost;
- (ii) Traffic congestion – the traffic assessment in 2015, needed to be reviewed. Since then, the Eastbourne Road development of 90 homes had been approved and the Persimmons development on Land of Mallard Drive development was underway, so it was important that any additional traffic movements from these sites be taken into consideration;

- (iii) Replanting and landscaping - some of the trees on site were listed as being 100 years old. Councillor Love wished to understand if there were any Tree Preservation Orders on site, and would prefer if a report had been provided by the Tree & Landscaping Officer at Wealden DC or applicants to understand the condition of the trees onsite, and if any were veteran/ancient trees;
- (iv) Sustainability of build – the shop unit at Fernley Park was never taken up, and converted back to residential. With resident objections and this past history, it was questioned whether there was sufficient demand;
- (v) Consultation - it was noted in the application that only 100 forms were returned and only 300 members of the public visited the website in their consultation. The map illustrating the areas in which the flyers were delivered, also highlighted that flyers were dropped off the new access off the Uckfield By-pass, but despite there being a roundabout there, there are currently no houses;

Councillor Mayhew gave the following observations:

- (i) Parking provision – had counted cars parked in Highlands car park on a number of occasions, and it was often busy with vehicles parking in the road and over at another adjacent business; The Brewery have previously said in response to residents' requests for the Highlands car park to be tarmacked, that this would only happen if the build was allowed;
- (ii) Highway access and safety – it was already dangerous accessing or leaving the car park onto Lewes Road/Eastbourne Road so close to the roundabout, let alone with HGV vehicles and deliveries to both businesses. Councillor Mayhew agreed that the view when travelling north towards Highlands roundabout from Lewes Road would be affected by the build;
- (iii) Memorial – Councillor Mayhew felt the movement of the memorial to behind parked cars, was disgraceful;
- (iv) Trees and landscaping – unfortunately information was limited;
- (v) Councillor Mayhew also recognised the impact on Ridgewood Post Office.

As Chair of the Plans Committee, Councillor Bedwell provided her own feedback:

- (i) Consultation - one of the objection letters, referenced the initial objection by local residents in 2014 and 2015. Councillor Bedwell explained that she lived on Mallard Drive, but did not receive a leaflet about the consultation. She had enquired with other residents on Harlands estate and they didn't receive leaflets, and nor did residents on New Road, Ridgewood. The application stated that online virtual consultation was held for 7 days which was a short period of time and this was during the first week of summer school holidays. This could possibly demonstrate why there had been a low response rate.
- (ii) Parking provision – in the survey from 2019 there had been no mention of traffic movements from the 1,000 homes at Ridgewood, 450 planned for Horsted Pond Farm, and 90 homes on Eastbourne Road, and potential for 50 homes on Lewes Road (Ridgewood House) and impact these traffic movements could have on the Highlands roundabout (and Lewes and Eastbourne Road). This also did not include the 119 homes off Mallard Drive. It was common at weekends or during busy seasons (summer and Christmas) to see vehicles parked overnight in pub car park, as well as along Eastbourne Road and in adjacent businesses such as C.J Thorne's car park.
- (iii) Traffic congestion - on days of wet weather, there were always queues to the Highlands roundabout and down New Town at school/work travel times;
- (iv) Light pollution – 19 floodlights had been proposed which would have an impact on light pollution for nearby residential properties;
- (v) Noise pollution – if deliveries were going to be made through the night, consideration would need to be given to the residential area. The report stated that the plant noise impact would be low, but those generators would be very near properties on Lewes Road and Eastbourne Road;

Councillor Bedwell further added that Uckfield Town Council did recognise that at some point the town would need another food outlet/supermarket, but this would be better located on or adjacent to the Ridgewood Farm development off the dual roundabout where there would be better and safer access.

P65.12.21 Members **RESOLVED** to object to this application on the following grounds:

- poor public consultation with neighbouring residential roads and estates;
- limited information on the tree and landscaping proposals for the site (in terms of tree preservation orders, condition of the trees, replanting and open space proposals for pub users);
- conflicting proposals for the movement of the Eugene Seghers Memorial and concerns that it would be replaced between two parking bays – this would need to be handled sensitively;
- highway access and safety in terms of HGV deliveries, access points in close proximity to the Highlands roundabout and the bus stop on Lewes Road, and traffic movements needed to take account the recent development approvals and builds;
- the reduction in parking spaces and split of those parking bays between supermarket use and pub use;
- light pollution;
- noise pollution;
- impact on nearby businesses;

In summary, whilst the Town Council accepted that with new development there may well be the need for a new convenience store, this was not the right location.

WD/2021/2817/F UCKFIELD FIRE STATION, BELL FARM ROAD, RIDGEWOOD, UCKFIELD

Erection of a 2m high security fence on the northern boundary of Uckfield Fire Station.

P66.12.21 It was **RESOLVED** to support the application as the existing fence is in a very poor state and security needs to be maintained.

WD/2021/2789/F 116 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

Proposed rear kitchen and bedroom extension.

P67.12.21 It was **RESOLVED** to support the application as there were a number of properties with similar extensions and no adverse comments received from adjoining owners.

WD/2021/2861/F 2 BIRLING WAY, UCKFIELD, TN22 1LP

Single storey side addition.

P68.12.21 It was **RESOLVED** to support the application as:

- this addition would not impact on any adjoining properties;
- the proposed addition was on a large site;
- many other properties in the area have had similar extensions.

WD/2021/2827/F 46, SELBY RISE, UCKFIELD, TN22 5EE

Proposed single storey rear extension, extension to existing terrace and side porch extension.

P69.12.21 It was **RESOLVED** to support the application as:

- no adverse comments had been received from adjoining properties;
- it would not affect the street scene;
- many other properties in the area have had similar extensions.

6.0 DECISION NOTICES

Approved:

WD/2021/2317/F THE ENLARGEMENT OF REAR CONSERVATORY, THE CREATION OF FRONT PORCH AND PROVISION OF NEW/ ENLARGED OPENINGS AND A JULIET BALCONY TO RIGHT HAND ELEVATION.
11 WILSON GROVE, UCKFIELD, TN22 2BU

WD/2021/2062/F CONSTRUCTION OF A NEW SHED/ WORKSHOP AT THE END OF THE GARDEN.
92 FRAMFIELD ROAD, UCKFIELD, TN22 5AT

WD/2021/1911/F TWO STOREY REAR ADDITION,
THREWAYS, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Refused:

WD/2021/2455/F NEW BUILD, END OF TERRACE 2 BEDROOM HOUSE AND PROPOSED PORCH TO MAIN DWELLING.
63 THE DRIVE, UCKFIELD, TN22 1DB

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/2021/2635/F 78 FORGE RISE, UCKFIELD, TN22 5BX

Proposed single storey extension to rear of garage to form study/office.

Uckfield Town Council support the application, as the works proposed would not have any detrimental impact to neighbouring properties, will not alter the street scene and are similar extensions on other dwellings in the vicinity.

WD/2021/2667/F 2 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET

Ground floor side extension.

*Uckfield Town Council **RESOLVED** to support this application.*

WD/2021/2774/F THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

Construction of a two-storey dwelling.

Uckfield Town Council noted the application.

Plans Committee members only noted the application without comment, as all members have a personal interest, due to knowing the applicant - a Town Councillor.

WD/2021/2510/F OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

Proposed conversion & addition to garage.

WD/2021/2511/LB OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

Proposed conversion & addition to garage.

*Uckfield Town Council **RESOLVED** to support the above application(s) but, on the proviso that:*

- (i) the plans remain in keeping with the Listed Building recommendations and are passed by the District Conservation Officer;*
- (ii) a relevant assessment is undertaken or considered of the ecological impact of such conversion in this area of Uckfield due to its close proximity to the Sherman Reed Ghyll and ancient woodlands, and;*
- (iii) conditions be placed with any approval to ensure that the newly created conversion cannot be sold as a separate unit. The description of the application and supporting documents do not advise what the intentions are for the conversion other than a conversion into residential accommodation.*

Members noted the report.

The meeting closed at 7.52pm.