



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Tuesday 4th January 2022
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 13th December 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.

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 – attached.

Town Clerk
23 December 2021

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.

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.

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.

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.

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

**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.

**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**

Meeting of the Planning Committee
Tuesday 4th January 2022

7.0 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 application was emailed to plans committee members for consideration.

The Following Public notice was put up on the 14th December 2021

**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**

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/2021/2683/F 71 HIGH STREET, UCKFIELD, TN22 1AP
PROPOSED SINGLE STOREY REAR EXTENSION**

Uckfield Town Council support the application and found no planning reason to object. However, it was thought that the steps coming down alongside the extension may be an emergency exit route and we would therefore ask Wealden District Council to ensure that this exit route was not affected by the extension.

**WD/2021/2819/F 104 & 106 FRAMFIELD ROAD AND 1C SELBY ROAD, UCKFIELD, TN22 5AT
PROPOSED NEW GARAGE BUILDING**

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

- Over development of the site;
- A very large and dominant building between two residential properties;
- resulting in disproportionate form;
- causing over shadowing to neighbouring properties;
- Not in keeping with the street scene;
- In very close proximity to roadside of Selby Road and would cause congestion of cars queuing to turn onto Framfield Road;
- The garage building would not help with off street parking as it was doubtful that the garages would accommodate three vehicles, that would otherwise have parked along the road.

It was noted that from the earlier refused application WD/2020/1984/F the ridgeline had been reduced only marginally, and the footprint of the building was unchanged. Also, the submitted plans showed no sizes and no scale bar for the dimensions.

We would also ask that should planning permission be granted, that a condition be included stating that at no time in the future could the building be converted into living accommodation.

6.0 Recommendations

- 6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis

**Parish Councils of Chiddingly, East Hoathly with Halland, Hellingly,
Heathfield and Waldron, Horam, Laughton and Warbleton**

The Horam Centre,
3 Bank Buildings, High Street,
HORAM, East Sussex. TN21 0EH

6th December 2021

The Rt Hon Michael Gove, MP,
Secretary of State for Levelling Up, Housing and Communities and Minister for
Intergovernmental Relations, House of Commons,
LONDON SW1A 0AA.

Dear Minister,

We are a group of seven neighbouring parish Councils in Wealden, East Sussex, which have all unanimously agreed to write this letter to you. We and our parishioners have become increasingly concerned about the number of new houses being granted planning permission and being built in our district, and also about the level of housing development that is being demanded by your Ministry from our Local Planning Authority (LPA) - Wealden District Council. We are also deeply concerned about the number of houses that have been approved but are not being delivered.

Wealden is a rural and an agricultural district and we believe that it should remain that way. Whilst we do not oppose new development and housebuilding, we oppose the irreversible loss of agricultural land, green fields, countryside, and wildlife habitats. Wealden lacks infrastructure and the public transport of more urbanised districts, resulting in residents being dependent on their cars. As a group of parish councils we are voicing here the concerns of our parishioners. Their lives and those of future generations need to be protected from increasing traffic, air pollution, and ultimately from climate change.

From 2017/18 to 2019/20 the requirement for new houses for Wealden went up from 499 to 1,236, which is an increase of 226%. In the same three-year period new houses delivered in Wealden went up from 491 to 1,034, namely an increase of 210%. Notwithstanding this large increase in deliveries of new houses, our district failed to deliver the quota demanded by the Ministry, as we achieved 83% for the Housing Delivery Test. We were therefore penalised with an increase to our 5 Year Land Supply by a buffer of 20%, resulting in a 5 Year Land Supply figure of 7,440. Although Wealden has presently given approvals for over 8,000 new homes, the projected completions within five years currently amount to a 3.6 years' supply. Having been unable to keep up with the increasing demands from the Ministry, our district now has to operate under the presumption in favour of development, which means that it loses the appeals against its own planning decisions. The LPA is therefore not able to deliver its objectively assessed local housing needs or place development in the more sustainable locations within the district. Instead, we are witnessing a "free for all" on rich bio-diverse agricultural land which is distant from everyday facilities and without any realistic expectation that public transport or cycling can ever provide a viable alternative to cars.

We understand that behind the increasing demands for more housing is the Government's stated ambition to support the building of one million new homes during this Parliament, which translates into 300,000 new houses in England each year. Wealden's share, based on the Ministry's "standard method" is presently 1,221 new houses each year. We have concluded from our analysis of the standard method that this results in unsustainable and inappropriate housing requirements for Wealden. We have reached this conclusion because the standard method:

- Continues to use the 2014 ONS projection data: The 2014 data showed that between 2021 and 2031 in total 212,739 new households would be needed each year for the whole of England. However, the corresponding figure in the latest (and therefore more accurate) data for 2018 was 161,048 households p.a. (i.e., a reduction by 24%). Wealden's share as shown in the ONS publications was: 2014 data projected a need for 872 households p.a. while the 2018 projection is for 598 households p.a. (an even larger reduction of 31%). Ignoring this reduction for the sake of having a stable algorithm that results in the desired target of 300,000 is not right and unfortunately it penalises Wealden even more that it does the average of all districts in England; and
- Makes an indiscriminate use of the "affordability factor": The affordability factor penalises many districts and especially Wealden, which has: (a) a significantly higher percentage of retired residents consequently with lower earnings (26.1%) than the average for England (18.4%); (b) a significantly higher percentage of dwellings on Council Tax Bands F, G and H (21.9%) compared to the average for England and Wales (9.4%); a significantly lower percentage of dwellings on Council Tax Bands A and B (17.3%) compared to the average of England and Wales (43.3%); and (c) 64% of its area (53% in the north being an Area of Outstanding Natural Beauty; a further 7% in the south being part of the South Downs National Park; and a further 4% being the Pevensey Levels SSSI) being constrained to major development while at the same time having considerably more expensive housing, leaving the Low Weald (36%) to bear most of the "housing need" of the 1,221 houses p.a.

As a group of parish councils, we recognise the pressures Wealden District Council has been under to approve ever increasing numbers of new houses. We therefore feel the need to support our LPA in opposing the relentless and environmentally unsustainable development that is taking place in our district.

For the reasons outlined above we ask for the immediate abandonment of the current punitive algorithm for determining housing need, which also results in the LPA having to approve building on green fields in unsustainable locations with no access to public transport and other everyday necessities such as schools, work, healthcare. Instead, we believe that the district should be able to assess its housing needs based on objectively determined local factors.

We would very much welcome the opportunity of having a meeting with you to discuss our concerns further.

Yours sincerely



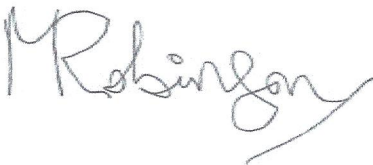
For Chiddingly Parish Council



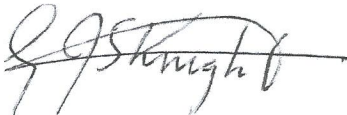
For East Hoathly with Halland Parish Council



For Hellingly Parish Council



For Heathfield and Waldron Parish Council



For Horam Parish Council



For Laughton Parish Council



For Warbleton Parish Council

Copies to:

The Rt Hon Boris Johnson MP, The Prime Minister
The Rt Hon Caroline Ansell MP
The Rt Hon Maria Caulfield MP
The Rt Hon Nusrat Ghani MP
The Rt Hon Huw Merriman MP
The Rt Hon Lisa Nandy MP
The Rt Hon Tim Farron MP
The Rt Hon Caroline Lucas MP
Wealden District Council members
Mr Trevor Scott, chief executive, Wealden DC
Ms Isabel Garden, Director of planning, policy and environment, Wealden DC
Parish Council Clerks in Wealden
Members of the press

Cllr Nikos Mikelis
Email: <nikos@mikelis.com>

Email: correspondence.pesp@communities.gov.uk
www.gov.uk/dluhc

Our Ref:13985019
Your Ref:

Dear Cllr Mikelis,

Thank you for your email of 9 December, enclosing a letter written by seven parish councils to the Rt Hon Michael Gove MP, about the impact of large-scale housing development in East Sussex. We have been asked to reply on behalf of the Secretary of State. Due to the role of Ministers in the planning system, we are unable to comment on specific development proposals. However, we do hope that you find the following information helpful.

We would like to start by assuring you that the Government is very conscious of the effect that development can have on local communities and on our environment. We recognise that it is important to strike a balance between enabling vital development and growth, including the new homes we need, while continuing to protect and enhance the natural environment. Through the National Planning Policy Framework, we have made clear that the purpose of the planning system is to contribute to the achievement of sustainable development. We know how important this is to people in East Sussex, who rightly place a high value on the protection of their local environment.

Equally, there is no doubt we have not been building enough homes to meet our country's need for too long. To help achieve our manifesto commitment to deliver 300,000 homes annually by the mid 2020's, and one million homes over this Parliament, it is important that local authorities plan positively to meet their full housing needs. Our National Planning Policy Framework introduced the standard method for calculating local housing need which gives a starting point for local authorities in identifying the housing need in their area.

It is important to emphasise that local housing need does not set a target for the number of homes to be built. Local authorities take into account land supply, constraints, (such as Green Belt and National Parks), and cooperation with neighbouring authorities on whether need should be shared, before deciding their housing requirement. This recognises that not everywhere will be able to meet their housing need in full. As with all our policies, we will monitor the impact of the standard method, particularly as the effect of changes to the way we live and work and levelling up become clear.

We fully understand your concern about the number of houses that have been granted planning permission but which are not being delivered. The Government is clear that new homes should be built out as soon as possible once planning permission is granted. Where build-out is delayed, it is for councils and developers to work closely together to overcome any barriers. Although Sir Oliver Letwin's independent review of build out rates found no evidence that speculative land banking is part of the business

model for major house builders, nor that this is a driver of slow build out rates. the Government recognise that build-out is important to communities, and we are exploring further options to support faster build out as part of our proposed planning reforms.

The presumption in favour of sustainable development only applies where a local authority does not have an up-to-date local plan, a five-year housing land supply or it is delivering less than 75% of its housing needs as measured by the Housing Delivery Test (HDT). The latest HDT results show that the majority of those local planning authorities delivering 75% or less of their housing, and therefore subject to the presumption, had a plan over 5 years old at the time of publication. This underlines the importance of getting an up-to-date plan in place and proactively supporting development in a plan-led way. It is also the best way to protect an area from speculative and unwanted development. In order to avoid falling into the presumption, the Government is clear that authorities should work proactively with all relevant parties, including developers, upper and lower tier local authorities and utility companies, to identify actions to increase delivery, and set this out in an Action Plan.

Turning now to the issue of household projections, after uncertainty due to COVID-19, it is particularly important to provide stability and certainty for plan-making and decision-making, so that local areas can get on and plan based on a method and level of ambition that they are familiar with. As part of the consultation in 2020, the Government carefully considered whether to use the 2018-based household projections and concluded at the time that, in the interests of stability for local planning and for local communities, the 2014-based projections would be used. Household projections are not a measure of how many homes are needed to meet demand, they simply show what would happen if past trends continue.

The ONS has been clear that lower household projections do not mean fewer homes need to be built. In fact they said if new additional homes are not supplied then households cannot be formed as there would be nowhere for them to live. There are also other pressing factors at play, including the chronic affordability issues in many areas where demand for housing is high, as well as the historic under-delivery of new homes.

We understand your concern about the loss of agricultural land in Wealden. The Government places great importance upon our agriculture and food production, and this is reflected in the National Planning Policy Framework. The Framework requires local planning authorities to take into account all the benefits of the best and most versatile agricultural land. This means that where significant development of agricultural land is shown to be necessary, local planning authorities should seek to use poorer quality land in preference to that of a higher quality.

An important additional safeguard against the use of agricultural land for development is that an authority must consult Natural England before granting permission for non-agricultural development not in accord with the Local Plan which would involve the loss of 20 hectares of grades 1, 2 or 3a farmland. This requirement also applies to the loss of less than 20 hectares of agricultural land in circumstances that are likely to lead to a further loss of 20 or more hectares of land in those grades.

Finally, we are sorry that the Secretary of State is unable to meet you at the present time due to a large number of Parliamentary commitments. We would, however, like to take the opportunity to thank you for extending this offer.

Thank you, once again, for writing in on these important matters.

Yours sincerely

Planning Policy Division Correspondence Team