



Minutes of a meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 24 January 2022 at 7.00pm

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

Cllr. C. Macve  
Cllr. S. Mayhew

Cllr. J. Beesley  
Cllr. B. Cox

**IN ATTENDANCE:**

1 member of the public  
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.

Councillor C. Love declared a personal interest in WD/2021/2500/F (Linden Cottage, 10 Linden Chase) as she is good friends with those that work at Linden Cottage.

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

None.

**3.0 APOLOGIES**

No apologies were received.

**4.0 MINUTES**

**4.1 Minutes of the meeting held on 4<sup>th</sup> January 2022**

**P75.01.22** It was **RESOLVED** that the minutes of the Plans Committee of the 4<sup>th</sup> January 2022, 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/2021/2910/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 from the meeting of the 4<sup>th</sup> January, as a result of limited information being available at that time.

The Town Clerk had written to the planning officer and received the following response to queries raised which were read out at the meeting.

- Whether permitted development rights have been removed on this property?  
*Permitted development rights to this property were intact.*
- What has been constructed so far, and what work is being proposed in future?

*The part that is retrospective is the garden room in timber, which is up against the boundary with the neighbour. The single storey extension and loft conversion have not been commenced.*

- Have previous works been carried out in accordance with building regs and were they supervised?  
*The application for Building Regulations submitted was rejected with many outstanding queries which have not been answered. Dependent upon the outcome of the planning application they shall have to resubmit an application for Building Regulations. It was to be noted that this is a totally separate matter to planning approval.*

Members had questioned why a planning application was necessary for the garden room as it had been confirmed by the planning officer that Permitted Development Rights were intact.

The clerk explained that in order for works to be covered by Permitted Development Rights they would have needed to apply for a Lawful Development Certificate of Proposed Works for a legally binding decision from the District Council. As this was not done and the building was already built then they have had to apply for planning permission.

One member felt that he must be against the application as the works did not comply with building regulations, although another member reiterated that building regulations were totally separate matter to the planning application process.

**P76.01.22** As this application was a combination for retrospective and non-retrospective works members had to consider this as one retrospective application to which it was the Town Council's principle to oppose. Members subsequently **RESOLVED** to object to the application and also raised concerns that the neighbours would have had no prior opportunity to comment on the garden room / home office which was against their property line.

Had the application been made separately for the extension and loft conversion members would have considered the precedents for a very similar build in the Close of ten properties.

**WD/2021/3066/F 22 THE DRIVE, UCKFIELD, TN22 1BZ**

Removal of garage and replacement with two-storey side extension.

**P77.01.22** It was **RESOLVED to** support the application as there were similar extension works on the Churchcoombe estate and there would be no adverse effect on neighbouring properties.

It was also noted that no planning application notice was displayed on site and we would therefore request that Wealden District Council extend their deadline to give adequate time for residents to comment, once a site notice was in place.

**WD/2021/2500/F LINDEN COTTAGE, 10 LINDEN CHASE, UCKFIELD, TN22 1EE**

Demolition of existing conservatory and formation of a new double width extension, a new infill extension to create a new sensory room and the creation of a smaller store within the existing office space.

Cllr. Love reiterated her personal interest in this application and therefore made no comment on the application and did not take part in the decision of the committee.

**P78.01.22** It was **RESOLVED** to support the application as it would provide the ability to fulfil a very good service to people who needed their care and attention, and to provide the additional facilities which would be for the benefit of the community at Linden Cottage.

**WD/2021/3077/FR BUDLETTS FARM HOUSE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA**

Part retrospective conversion of existing domestic garage and covered vehicle parking into an office to be used incidental to the enjoyment of the dwelling house.

A member stated that it was the principle of this committee to object to retrospective applications.

Members raised several queries during their discussion;

- As it seemed such an extensive conversion for an office, incidental to the use of the dwelling house, it was questioned whether they may want to move the commercial part from the existing building to the converted building.
- Would this therefore then incur additional vehicle movement for perhaps staff? It was understandable that there was a need for office space to be away from the family home and the application did imply that only those in the property would use it.
- There was no information within the application as to what they were going to do with regards to another garage; were they going to build a new one? This was of concern because it was on Budletts Common and although it was not 'Listed' it was a very old common with a lot of history in that area of the town with Downland Farm and Buxted Park with its SSSI and various other historic points around it; Keepers Cottage and other cottages circa 1700/1800's. It was believed that the building was on the 1841 Tythe Map.
- Concerns were raised regarding the setting and a member requested that the Wealden Conservation Officer be a consultee as they had been to other applications which were not listed but had historical importance. By way of example the Care Home just down from Ringles Cross and the Screening Opinion put on the Downland Farm proposal and the Oast Cottage on Snatts Road stated that:-  
*The Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990).*

**P79.01.22** It was **RESOLVED** to object to the application as it had long been the principle of this council to object to retrospective applications, and would also object due to the following concerns:

- That the Wealden Conservation Officer was not listed as a consultee, which members agreed should be included in any decision process in order to protect the setting.  
The need for the Wealden Conservation Officer to be a consultee for the application was because of its location and how this might detrimentally affect its surroundings and also the effects to the building's historical frontage and design of the main farm house, all taking into the account the above-mentioned examples as to why the conservation officer should be consulted.
- The possibility of increased traffic movement to the area.

## **6.0 DECISION NOTICES**

**Approved:**

WD/2021/2861/F SINGLE STOREY SIDE ADDITION  
2 BIRLING WAY, UCKFIELD, TN22 1LP

WD/2021/2817/F ERECTION OF A 2M HIGH SECURITY FENCE ON THE NORTHERN BOUNDARY OF UCKFIELD FIRE STATION UCKFIELD FIRE STATION, BELL FARM ROAD, RIDGEWOOD, UCKFIELD

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

WD/2021/2743/FA 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.

UCKFIELD METHODIST CHURCH, FRAMFIELD ROAD, UCKFIELD TN22 5AJ

WD/2021/2720/F EXTENSION TO EXISTING STORE BUILDING  
THE STABLES, MORGANS YARD, HIGH STREET, UCKFIELD, TN22 1RH

**Refused:**

WD/2021/2774/F CONSTRUCTION OF A TWO STOREY DWELLING  
THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

WD/2021/2510/F PROPOSED CONVERSION & ADDITION TO GARAGE  
OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

Members noted the decision notices.

**7.0 TO RECEIVE AN UPDATE ON A PREVIOUS MOTION PASSED BY FULL COUNCIL WITH REGARD TO FLOOD RISK**

The Chair invited Cllr. Cox to explain the motion he raised.

Cllr. Cox explained we had a motion go through on a flood review at Full Council in August 2021. Since this motion multiple statements had been made by agencies such as the local planning authority with regard to mitigation of flood risk. At Full Council in August 2021, it was asked what was happening with the flood review as Wealden District Council alluded that the applications currently in the pipeline would not create a flood risk. He could not agree with this since the flood review, which was due to take place in 2019, to date, had not happened.

He stated that until there was a flood review, the relevant agencies and local planning authority should not take decisions on major sites or planning applications until further information is available.

**P80.01.22** Members **RESOLVED** to note the report and instructed the clerk to follow up by writing to Wealden District Council to request the following:

Updates on flood risk for three major sites in Uckfield:-

Bird in Eye

Downlands Farm

Horsted Pond

They would also ask why our report on the Bird In Eye application no. WD/2021/2198/MAO Land at Bird in Eye Farm, has yet to be uploaded to Wealden District Council's website and would like some feedback as to what is happening and why.

The meeting closed at 7.28pm.