



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 7th March 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 14th February 2022

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
1st March 2022

5.0 PLANNING APPLICATIONS

WD/2022/0299/PO LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO THE WEST OF A22 NORTH OF HORSTED POND GATE

Modification of section 106 Agreement dated 24 March 2016, as varied on 2 November 2016, attached to WD/2015/0209/MEA (outline application for redevelopment of land, including demolition of existing building and associated structures, comprising a residential-led mixed use urban extension, engineering works and construction of new buildings and structures to provide residential accommodation (up to 1000 net additional dwellings), up to a two form entry primary school and early years facilities, retail, community, health, leisure and up to 13,495 sq.m. of employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes and open spaces, car parking and vehicular access - all matters reserved save for full details submitted for access points at site boundaries, and the creation of SANGS including demolition of existing buildings, car parking and access on land west of the A22) to cover changes to definitions of affordable housing terms and other proposed changes to the agreement.

WD/2022/0153/FA LAND WEST OF RIDGEWOOD MANOR LODGE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

Variation of conditions 4 and 10 of WD/2019/0582/RM (reserved matters pursuant to outline permission WD/2016/0793/O (erection of four residential dwellings including access with all other matters reserved)) to enable revision to hedging specification and addition of bicycle storage.

6.0 DECISION NOTICES

Approved:

WD/2021/1672/LB

INTERNAL ALTERATIONS AT FIRST FLOOR TO FORM NEW EN-SUITE TO REAR BEDROOM AND ENLARGE EXISTING EN-SUITE. PROVIDE ADDITIONAL INTERNAL DOOR TO LANDING. REWIRING AND INSTALLATION OF FIRE DETECTION SYSTEM. ALL PIPE RUNS TO BE NON-SURFACE/IN BOXING TO EXISTING SERVICE POINTS. RE-USE EXISTING DOORS AND IRONMONGERY AND PROVISION OF NEW DOORS TO CELLAR. REINSTATEMENT OF LATH & PLASTER WHERE REMOVED, WALL PATCHING/LINING TO MATCH AND ALL WOODWORK TO MATCH EXISTING. REPLACEMENT OF NEWEL CAPS
224 HIGH STREET, UCKFIELD, TN22 1RE

WD/2020/0125/F

PROPOSED NEW DWELLING

OLIVES YARD, MALTMEAD COTTAGE, HIGH STREET, UCKFIELD, TN22 1QP

WD/2021/2981/LB

ALTERATIONS TO EXISTING EXTENSION; REMOVAL OF LEAN-TO AND GARDEN WALL; GENERAL REPAIR WORKS AND MINOR EXTERNAL AND INTERNAL ALTERATIONS; LANDSCAPING WORKS.
ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2021/2980/F

ALTERATIONS TO EXISTING EXTENSION; REMOVAL OF LEAN-TO AND GARDEN WALL; GENERAL REPAIR WORKS AND MINOR EXTERNAL AND INTERNAL ALTERATIONS; LANDSCAPING WORKS.
ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2021/3066/F

REMOVAL OF GARAGE AND REPLACEMENT WITH TWO-STOREY SIDE EXTENSION
22 THE DRIVE, UCKFIELD, TN22 1BZ

WD/2021/2500/F

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.

LINDEN COTTAGE, 10 LINDEN CHASE, UCKFIELD, TN22 1EE

Withdrawn:

WD/2021/2404/FR

RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS, EXTERNAL REPAINTING OF THE BUILDING, AND CAR TURNTABLE WITH FRENCH DRAIN MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

As requested the above application was withdrawn on 16 February 2022.

WD/2021/2405/LBR

RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS, EXTERNAL REPAINTING OF THE BUILDING, AND CAR TURNTABLE WITH FRENCH DRAIN MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

As requested the above application was withdrawn on 16 February 2022.

Meeting of the Planning Committee
Monday 7th March 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 16th February 2022
WD/2021/2976/F Spring Cottage, London Road, Uckfield, TN22 2EA
Proposed dropped kerb to provide access to driveway.

WD/2021/2763/F 12 Knights Meadow, Uckfield, TN22 1UR
First floor addition.

WD/2022/0084/F 5 Baker Street, Uckfield, TN22 5BJ
Proposed front principle entrance infill with window, principle entrance relocated to the rear of the property. Demolition of chimney and new proposed dormer.

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/2021/2976/F Spring Cottage, London Road, Uckfield, TN22 2EA
Proposed dropped kerb to provide access to driveway.
Uckfield Town Council have no objection on planning grounds, however, we would agree with East Sussex County Council Highways that the conditions in their response of the 16th February, points 1 to 4, need to be included in any grant of consent for this application.

Furthermore, the Town Council would ask that following concerns of members be taken into account when granting any approval for the application.

- Concerns that there will be at least two vehicles coming onto this point from Spring Cottage, either turning left from Uckfield, or turning across the flow of traffic coming from Uckfield if they approach from Budletts Roundabout direction.
- Concerns that although the visibility splays are not ideal on most occasions, it does need to be taken into account that these are not always the same. Users of the two businesses across the road do use this lay-by as parking, especially more during spring/summer when caravanning is more popular and when during the warmer months there are also more caravans and vehicles using the site within Whitehouse Farm. There are also lorries dropping off and picking up vehicles to the business' across the road as well, which create further hazard due to the speed of vehicles coming down or up this part of London Road.
- It also needs to be considered that there is an application for two houses at Milestones (WD/2021/3120/O); a possible application at Mock Beggars Farm, as well as the other two sites shown on the Wealden District Council online SHELAA map.
- Since the survey referred to by Highways dated 2017 there is more traffic already using London Road as a route into and out of the town from new developments in the town, in our surrounding villages and in general by those avoiding delays that are occurring more on the bypass. It was therefore thought that it would take very little to exacerbate traffic congestion at Ringles Cross and at Snatts Road junctions.

- We believe that the speed at which some vehicles now travel down this stretch of road is higher than quoted in the East Sussex County Council conducted in October of 2017 and would suggest that Highways consider reducing the speed limit and change the layby parking criteria, to no parking, stopping only.

WD/2021/2763/F 12 Knights Meadow, Uckfield, TN22 1UR

First floor addition.

Uckfield Town Council support the application as there are similar additions in the vicinity and would be in keeping with the street scene.

WD/2022/0084/F 5 Baker Street, Uckfield, TN22 5BJ

Proposed front principle entrance infill with window, principle entrance relocated to the rear of the property. Demolition of chimney and new proposed dormer.

Uckfield Town Council support the application as there are no planning grounds for objection. There are many different styles of property in the vicinity already existing and therefore would not detrimentally affect the street scene.

6.0 Recommendations

- 6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis