



## UCKFIELD TOWN COUNCIL

Council Offices, Civic Centre  
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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
Monday 30<sup>th</sup> May 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](mailto:admin@uckfieldtc.gov.uk)

#### **3.0 APOLOGIES**

#### **4.0 MINUTES**

4.1 Minutes of the meeting held on 28<sup>th</sup> March 2022

4.2 Action List – attached.

**5.0 PLANNING APPLICATIONS** – attached.

**6.0 DECISION NOTICES** – attached.

**7.0 PREMISES LICENCE APPLICATION** – Attached

**8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS** – attached.

**9.0 RESPONSE RECEIVED: Rt Hon Michael Gove**

Town Clerk  
24<sup>th</sup> May 2022

## 5.0 PLANNING APPLICATIONS

### **WD/2022/0648/MAO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA**

Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. all matters reserved apart from access.

### **WD/2022/0686/F GARDEN LAND TO THE REAR OF JASMINE COTTAGE & NOS. 1, 2 & 3 HIGHLANDS AVENUE, UCKFIELD TN22 5TD**

Proposed development of 4 x 4-bedroom dwellings incorporating new vehicular access from Eastbourne Road.

### **WD/2022/1077/PO LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ**

Modification of section 106 Agreement dated 19 September 2008 attached to planning permission WD/2006/2171/MAO (residential development comprising 146 dwellings, including affordable housing, open space including children's play areas and an equipped play area, structural landscaping and associated works, with access from mallard drive) to enable changes to affordable housing provisions.

### **WD/2022/0268/F 66 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ**

Rear ground floor extension and first floor addition with pitched roof to form additional accommodation.

## 6.0 DECISION NOTICES

### **Approved:**

WD/2021/1292/F

ERECTION OF NO.2 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

4 BROWNS CLOSE, UCKFIELD, TN22 1UL

WD/2022/0153/FA

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.

LAND WEST OF RIDGEWOOD MANOR LODGE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

WD/2021/2763/F

FIRST FLOOR ADDITION

12 KNIGHTS MEADOW, UCKFIELD, TN22 1UR

WD/2021/2976/F

PROPOSED DROPPED KERB TO PROVIDE ACCESS TO DRIVEWAY  
SPRING COTTAGE, LONDON ROAD, UCKFIELD, TN22 2EA

WD/2021/3166/AIR

RETROSPECTIVE APPLICATION TO INSTALL 1 X 42" LCD SCREEN & 3X 1250 X 700MM FLAG POLE SIGNS OVERALL HEIGHT 2450MM

TESCO STORES LTD, BELL FARM ROAD, UCKFIELD, TN22 1BA

WD/2022/0414/LB

REPLACEMENT WINDOW

ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2021/2663/F

CONSTRUCTION OF NEW LOCAL CONVENIENCE SHOP, CAR PARKING, ACCESS AND LANDSCAPING.

HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

Application WD/2021/2663/F was considered by Wealden District Council's Planning Committee North on the 19<sup>th</sup> May 2022 and was subsequently approved.

**Appealed; - Appeal is dismissed:**

WD/2020/2112F LAND ADJOINING 10 BROWNS PATH, UCKFIELD TN22 1LH

## **7.0 PREMISES LICENCE APPLICATION**

Variation to Premises Licence

New Application WK202202414 Amira's Lounge Ltd, 93 High Street, Uckfield, East Sussex, TN22 1RJ

*This variation is to extend hours on a Friday and Saturday from 23:00hrs to 00:00hrs. This variation also includes the addition of late night refreshment on Friday and Saturday 23:00hrs to 00:00hrs. No other changes.*

<https://www.wealden.gov.uk/licences-and-registers/licensing/search-for-licences/>

**Meeting of the Planning Committee**  
**Monday 30<sup>th</sup> May 2022**

**AGENDA ITEM 8.0**  
**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 8<sup>th</sup> 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 29<sup>th</sup> March 2022

WD/2021/1588/F and WD/2021/1589/LB 18-20 LEWES ROAD, RIDGEWOOD, TN22 5SN

Conversion and extension of existing grade ii listed building to provide 3 no. three-storey dwellings, and construction of 2 no. new contemporary two-storey detached dwellings with associated hard and soft landscaping works.

The Following Public notice was put up on the 14<sup>th</sup> April 2022

WD/2022/0414/LB ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

Replacement window

WD/2022/0623/FN G W TELECOMMUNICATION MAST, LIBRARY WAY, UCKFIELD, TN22 1AR  
Installation of 3 no. antennas, relocation of 2 no. antennas, and associated apparatus and ancillary works.

**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/2021/1588/F 18-20 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Conversion and extension of existing grade II listed building to provide 3 no. three-storey dwellings, and construction of 2 no. new contemporary two-storey detached dwellings with associated hard and soft landscaping works.

Uckfield Town Council **Object** to the application as access to the site would not be compliant with East Sussex County Council Highways (ESCC) requirements and members additional comments are below:-

- The proposal would lead to increased traffic hazards. The level of visibility splays required are not achievable to the south of the access point, which would be worsened by overhanging vegetation and present an obvious highway safety issue. This is exacerbated by the fact that vehicles travelling north are transitioning from an unrestricted limit. We echo ESCC Highways concerns also regarding the forward visibility with vehicles travelling north unable to see vehicles egressing from the proposed access;
- Concerns that the proposed wild meadow for the front of the site onto highways, could be detrimental to the visibility splays. Also, we would ask who would manage this area;
- Concerns that future traffic flow movements from Ridgewood Farm and from Horsted Pond development are not yet known, but will cause additional movements along the Lewes Road. Plans for traffic calming modifications have not yet been put in place for Lewes Road;
- The use of a soakaway for drainage should not be considered due to the issues Cress Farm has had regarding flooding. The difference in land levels between the Ridgewood Farm development and this site would cause issues;
- We would support the neighbour concerns regarding overlooking;
- We note the bat survey which states that there is no indication of bats within the building. However, the survey does not cover the site itself and it was felt probable that the site must be

crossed as a commuting route to Ridgewood House Woods and subsequently the Millennium Green.

- Over development of the site.
- We would request that Wealden District Council delay a decision on these applications, pending the outcome of any Police investigation into the burning down of The Mill on the afternoon of the 7th April.

WD/2022/0414/LB ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

Replacement window.

Uckfield Town Council support the application as the window is a like for like replacement. This is subject to the approval also of the conservation officer.

WD/2022/0623/FN G W TELECOMMUNICATION MAST, LIBRARY WAY, UCKFIELD, TN22 1AR

Installation of 3 no. antennas, relocation of 2 no. antennas, and associated apparatus and ancillary works.

Uckfield Town council support the application subject to the applicant abiding by all the details within, and that it would not significantly affect views from local public vantage points.

**6.0 Recommendations**

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis

**Meeting of Planning Committee**  
**Monday 30<sup>th</sup> May 2022**

**AGENDA ITEM NO 9.0**

**RESPONSE RECEIVED: Rt Hon Michael Gove**

Cllr Karen Bedwell

Chair of Plans Committee

Uckfield Town Council

Uckfield Civic Centre

Uckfield

East Sussex

TN22 1AE

Email:

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Dear Cllr Bedwell,

Thank you for your letter of 12 March to the Rt Hon Michael Gove, on behalf of Uckfield Town Council, about the impact of development in Uckfield. We have been asked to reply on behalf of the Secretary of State and we are sorry that we were not able to respond sooner. We hope you will understand that, due to the quasi-judicial role of Ministers in the planning system, we are unable to comment on local issues or specific plans. We can, however, offer the following general comments to address the points you raise, which we hope you will find useful.

We would like to assure 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 (NPPF), 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 Uckfield, who rightly place a high value on the protection of their local environment.

Equally, there is no doubt that we have not been building enough homes to meet our country's need for too long. To support working towards our target to deliver 300,000 homes per year and one million homes over this Parliament, it is important that local authorities plan positively to meet their housing needs. Our NPPF introduced the standard method for calculating local housing need which makes the process of identifying the number of homes needed in an area simple, quick, and transparent.

We would emphasise that Local Housing Need does not set a target for the number of homes to be built. It is for local authorities to decide their own housing requirement once they have considered their ability to meet their own needs in their area. This includes taking local circumstances and constraints, such as areas at risk of flooding, and areas of outstanding national beauty into account and working with neighbouring authorities if it would be more appropriate for needs to be met elsewhere. This recognises that not everywhere will be able to meet their housing need in full.

We would like to assure you that we are monitoring the effect of the standard method, particularly as the impact of changes to the way we live and work and levelling up become clear.

We note your concern about the application of the presumption in favour of sustainable development, where a local authority has under-performed in the Housing Delivery Test or cannot demonstrate a 5-year supply of deliverable housing sites. We would note here that the presumption does not mean that development should automatically be approved. This is particularly so if any adverse effects of doing so would clearly outweigh the benefits, or if the application of policies in the NPPF protecting important areas or assets provides a clear reason for refusing an application when assessed against policies in the NPPF as a whole. Each case is considered on its merits and only planning matters may be taken into consideration. However, an effective, up to date Local Plan, which includes a 5-year supply of deliverable housing sites, is the best way to protect an area from speculative and unwanted development.

We know how important it is to local communities that new housing is supported by the provision of infrastructure that benefits new and existing residents. The NPPF asks local planning authorities to plan for the required mix of housing and supporting infrastructure, such as roads, schools and medical facilities, through the Local Plan process. Contributions from developers are important in helping to deliver infrastructure to support new homes. Local authorities can obtain contributions by charging a Community Infrastructure Levy on new development, and by negotiating section 106 planning obligations with a developer. The Government are exploring the creation of a new 'Infrastructure Levy', which will replace section 106 planning obligations and the Community Infrastructure Levy (CIL) and be set up in a way that saves time and ensures development pays its way. The new Levy will raise at least as much value as is currently captured through CIL and section 106 and will continue to be collected and spent at the local level, on priorities including infrastructure and affordable housing.

We also understand your concern about water-stress in Wealden and the lack of reservoirs being built to support new housing development. The approach to managing and avoiding flood risk set out in the NPPF, underpinned by our Planning Practice Guidance, applies to all sources of flooding, including overwhelmed sewers and drainage systems. The NPPF makes clear that local planning authorities to plan for the development and infrastructure required in their area, including infrastructure for wastewater and utilities. It sets out that they should work with other providers, such as sewerage companies, to assess the quality and capacity of infrastructure and its ability to meet forecast demands.

With thanks again for writing in on these matters.

Yours sincerely

**Planning Policy Correspondence Team**