



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 1<sup>st</sup> August 2022 at 7.00pm

Cllr. K. Bedwell (Chair)      Cllr. C. Macve      Cllr. J. Love      Cllr. J. Beesley

**IN ATTENDANCE:**

4 members of the public

Cllr. P. Sparks

Linda Lewis – Administrative Assistant

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, but none were forthcoming.

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

**P28.08.22** It was **RESOLVED** to suspend standing orders to allow a member of the public to speak on application WD/2022/1674/DC Streatfeild House, Southview Drive, Uckfield TN22 1UP.

The resident stated that although he and his wife were pleasantly surprised with the overall proposal, they were concerned that the apartment block at the site entrance would be out of keeping as it was to be painted stark white and had a flat roof. He also stated concerns regarding increased traffic, especially congestion early in the morning on Southview Drive.

**P29.08.22** It was **RESOLVED** to reinstate standing orders.

**3.0 APOLOGIES**

Apologies were received from:  
Councillors D. Bennett, B. Cox and S. Mayhew.

**4.0 MINUTES**

4.1 Minutes of the meeting held on 11<sup>th</sup> July 2022

**P30.08.22** It was **RESOLVED** that the minutes of the Plans Committee of the 11<sup>th</sup> July 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/2022/1229/F UCKFIELD MILLENNIUM GREEN, NEW ROAD, UCKFIELD**

Installation of a new 8m<sup>2</sup> unserviced metal storage container, to store maintenance equipment and materials associated with management of the Millennium Green.

**P31.08.22** It was **RESOLVED** to support the application with a request that Wealden District Council note the following:

- That on installation, the painting of the container should not be delayed, as it was important that it be disguised to blend with its surroundings and planting be placed as per the proposal;
- That should any evidence of new populations be found during installation that works be halted;
- That if the container was going to be placed immediately after planning permission was granted, it should be questioned if it would affect the pipe work that was coming down the land from the SUDS on the Eastbourne Road.

**WD/2022/0908/F KENNEDY HYGIENE PRODUCTS LTD, BROOKSIDE, UCKFIELD, TN22 1YA**

New warehouse and relocation of 6 no. existing storage containers.

**P32.08.22**

It was **RESOLVED** to support the application on the grounds listed below, with the proviso that whilst the works are being carried out, measures should be put in place to protect the river and the river bank.

- It was good that a local business was expanding and providing employment for local people;
- Vehicular movements between sites would be removed;
- Members were impressed that an underground Sud system had been planned to reduce the risk of water drainage issues/ingress where it shouldn't.

**WD/2022/1674/DC STREATFEILD HOUSE, SOUTHVIEW DRIVE, UCKFIELD TN22 1UP**

Demolition of existing buildings; erection of 4 no. apartments and 16 no. houses (100% affordable) with associated car parking, landscaping and access works.

**P33.08.22**

Members discussed the application at length and **RESOLVED** to support the application as it would be of overall benefit to the locality for the type of housing there, and provide very good amenities. Members welcomed that Wealden District Council had looked to provide 100% affordable housing on this site.

However, members did request that Wealden District Council take action on the following concerns:

- The hedge height was much higher in the original presentation. This would be preferred, as not only would this give privacy to the occupants it would also soften the street scene;
- That the drawings supplied now show two cuttings through the bank which again differs from the presentation previously given. We would therefore request clarity on this;
- Concerns that the flat roofed block at the entrance would be out of keeping with the street scene. Although there were white buildings opposite, these were slated pitched roofs and the proposal of a flat roofed building would be out of character;
- Due to the variety of different ownerships within the development, we have concerns regarding the maintenance of communal areas in the long term, including the management and care of the cedar roof;
- We would request that the bat survey encompass the wooded area at the back;
- Noted that the proposal showed no finished floor level of Streatfeild House as opposed to the proposed finished floor levels of the properties. How do the proposed levels relate to the existing levels? If the new properties are higher this would be detrimental to the buildings in Lime Close;
- Concerns that the occupant of Plot 20, which would have access onto Southview Drive, would suffer access difficulties at times of congestion i.e. at school drop off and pick up times;
- Concerns that in busy times of school pupil drop off and pickup, people would find Southview Drive more congested and use the layby which in turn would take away

parking from the shops at the top of the town. Members also felt that visitor parking was inadequate and would lead again to parking on Southview Drive causing more congestion;

- Concerns for the road surface condition of Southview Drive itself following works to Uckfield College, which still needed to be addressed before any further development works are undertaken in this area.

**WD/2022/1689/F 67 LASHBROOKS ROAD, UCKFIELD, TN22 2AY**

Two storey front and rear extensions.

**P34.08.22** It was **RESOLVED** to support the application as a precedent had already been set with other properties in the vicinity who had similar extensions.

**WD/2022/1702/F 2 TAINTERS BROOK, UCKFIELD, TN22 1UQ**

Proposed first floor extension above existing attached garage.

**P35.08.22** It was **RESOLVED** to support the application as a precedent had been set with other properties in the vicinity who had similar extensions. Members noted that there were no adverse comments from neighbours and were happy to support, as long as the painted render and brick work matched the existing as proposed.

**WD/2022/1421/F AND WD/2022/1422/LB 93 HIGH STREET, UCKFIELD, TN22 1RJ**

Proposed reinstatement of rear ground floor door and window to accommodate the use of the rear courtyard for patrons.

**P36.08.22** It was **RESOLVED** to support the application as there were no neighbour concerns. Members were pleased to see a local business expanding and wanting to provide additional facilities.

**WD/2022/1663/F AND WD/2022/1664/LB THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ**

Full planning permission with listed building consent for a new dwelling in the garden of a Grade 2 Listed farmhouse.

**P37.08.22** It was noted that this proposal was quite different from the previous and although members accepted that a precedent had been set, it was **RESOLVED** to object on the following grounds:

- Over development of the site;
- Concerns for increased traffic congestion and access issues within the very small cramped site;
- Concern for the heritage of the site and would request engagement with the Conservation Officer with regards to the scale and mass of the proposed;
- Concerns regarding damage to the wall;

**WD/2022/1777/F 7 LASHBROOKS ROAD, UCKFIELD, TN22 2AY**

Side extension, internal & external alterations including landscaping.

**P38.08.22** It was **RESOLVED** to support the application.

**WD/2022/1810/F 23 WOODLANDS CLOSE, UCKFIELD, TN22 1TS**

Dormers on front and rear elevations.

**P39.08.22** It was **RESOLVED** to object to the application. Although it was acknowledged that a precedent already existed, members had the following concerns:

- This would result in the reduction of availability of bungalows for the elderly or disabled, for which these were originally built to promote a mixed community;
- The size of the dormer would not match the adjoining property and would create an imbalance to the building;
- Would not be in keeping with the street scene.

**WD/2022/1881/F 1 FARRIERS WAY, UCKFIELD, TN22 5BY**

First floor side extension over garage. Remove conservatory and erect single storey rear extension to create enlarged kitchen / dining room.

**P40.08.22** It was **RESOLVED** to support the application as it would not impinge on the neighbouring property and there were no neighbour concerns.

**WD/2022/1642/F 58 MARKLAND WAY, UCKFIELD, EAST SUSSEX, TN22 2DG**

Division of existing 3 bedroom dwelling to create two 2 bedroom dwellings with parking. Re-application of WD/2020/0731/F

**P41.08.22** It was **RESOLVED** to object to the application on the following grounds:

- Parking in this area was currently very tight and to create an additional dwelling would exacerbate the problem and also create more vehicle movements. It was felt that the tandem parking spaces proposed in practice would not be adhered to as drivers would park to avoid being blocked in;
- To divide the existing semi-detached property would have a detrimental effect to the adjoining neighbour as in effect their property would become a terraced property;
- To make this into a small terraced row would be out of character to the estate and would create a dangerous precedent;
- The location of the bin storage was impractical.

## **6.0 DECISION NOTICES**

### **Approved:**

WD/2022/1035/F

PROPOSED SINGLE STOREY REAR EXTENSION

60 OLD COMMON WAY, UCKFIELD, TN22 5GW

WD/2022/1158/F

DEMOLISH EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY REAR EXTENSION AND CONNECT TO THE GARAGE.

20 ELLIS WAY, UCKFIELD, TN22 2BT

WD/2022/1089/F

BUILD SINGLE STOREY DETACHED GARAGE.

131 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

WD/2022/0950/LB

REMOVAL OF MODERN PARTITION WALL AND INSTALLATION OF FIXED STORAGE IN FIRST FLOOR BEDROOM. REMOVAL OF MODERN PARTITION WALLS IN BASEMENT (RETROSPECTIVE). INSERTION OF FANLIGHT INTO INTERNAL ARCHWAY AT GROUND FLOOR. INSERTION OF WALL PANELLING IN SECOND FLOOR ROOM. REPLACEMENT OF MAIN ENTRANCE DOOR TO REAR OF PROPERTY. RELOCATION OF EXISTING GAS METER IN BASEMENT.

ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

### **Refused:**

WD/2021/1253/F AND WD/2021/1254/LB

SINGLE STOREY REAR EXTENSION TO HOUSE AND CONVERSION OF ATTACHED GARAGING TO RESIDENTIAL ANNEXE WITH ASSOCIATED WORKS.

HEMPSTEAD OAST, HEMPSTEAD LANE, UCKFIELD, TN22 3DL

Members noted the decision notice.

The meeting closed at 7.56pm.