



## UCKFIELD TOWN COUNCIL

Council Offices, Civic Centre  
Uckfield, East Sussex, TN22 1AE

Tel: (01825) 762774 Fax: (01825) 765757

e-mail: [townclerk@uckfieldtc.gov.uk](mailto:townclerk@uckfieldtc.gov.uk)

[www.uckfieldtc.gov.uk](http://www.uckfieldtc.gov.uk)

**Town Clerk – Holly Goring**

---

A meeting of the **PLANS COMMITTEE** to be held on  
Monday 11<sup>th</sup> July 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 20<sup>th</sup> June 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

5<sup>th</sup> June 2022

## 5.0 PLANNING APPLICATIONS

### **WD/2022/1100/F 12 BAXENDALE WAY, UCKFIELD, TN22 5GD**

Proposed conversion of garage to family room.

### **WD/2022/1127/F 103 FIRST FLOOR FLAT, HIGH STREET, UCKFIELD, TN22 1RN**

Secondary windows which will be fitted internally behind the existing windows. Aluminum in white finish.

### **WD/2022/1128/LB 103 FIRST FLOOR FLAT, HIGH STREET, UCKFIELD, TN22 1RN**

Secondary windows which will be fitted internally behind the existing windows. Aluminum in white finish.

### **WD/2022/1065/F 18 SHEPHERDS WAY, UCKFIELD, TN22 5EN**

Proposed conversion of garage to habitable accommodation. Proposed outbuilding/workshop.

### **WD/2022/1387/F 29A HIGH STREET, UCKFIELD, TN22 1AG**

Erection of a building containing two flats.

### **WD/2022/1367/F 3 SPRING MEADOW, UCKFIELD, TN22 1FB**

Outbuilding to be used as garden room/home office.

### **WD/2022/1483/F 21 CUCKMERE PATH, UCKFIELD, TN22 1LY**

Two storey side extension.

### **WD/2022/1542/F 7 BROWNS LANE, UCKFIELD, TN22 1RT**

Single storey side extension & part garage conversion.

### **WD/2022/1177/F 18 WOODLANDS CLOSE, UCKFIELD, TN22 1TS**

Raising of original roof and construction of rear facing dormer. Erection of front porch with ground floor WC.

### **WD/2022/1538/F 14 EAGLE CLOSE, UCKFIELD, TN22 5WL**

Proposed single storey rear extension.

### **WD/2022/1563/F 2 CALVERT ROAD, UCKFIELD, TN22 2DB**

Single storey rear extension.

### **WD/2022/1465/F 30 SYCAMORE COURT, UCKFIELD, TN22 1TY**

Proposed new 2-bedroom single storey dwelling.

### **WD/2022/1576/F 59 KELD AVENUE, UCKFIELD, TN22 5BW**

Two-storey rear extension.

## 6.0 DECISION NOTICES

### **Approved:**

WD/2022/0268/F REAR GROUND FLOOR EXTENSION AND FIRST FLOOR ADDITION WITH PITCHED ROOF TO FORM ADDITIONAL ACCOMMODATION. 66 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ

**Meeting of the Planning Committee**  
**Monday 11<sup>th</sup> July 2022**

**AGENDA ITEM 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 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 28<sup>th</sup> June 2022

WD/2022/1089/F 131 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Build single storey detached garage.

WD/2022/1342/FA 93 HIGH STREET, UCKFIELD, TN22 1RJ

Variation of Condition 5 of WD/2020/2093/F (proposed change of use from hairdressers (Class E) to drinking establishment (Sui Generis)) to allow a change in opening hours.

WD/2022/0820/F 63 THE DRIVE, UCKFIELD, TN22 1DB

new build, end of terrace two-bedroom house together with new porch and access to existing dwelling.

**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/2022/1089/F 131 ROCKS PARK ROAD, UCKFIELD, TN22 2BD**

Build single storey detached garage.

- Uckfield Town Council support the application as it is in keeping with the existing building and fits the street scene.
- We would request that if approved Wealden District Council place a condition to ensure that at no time in the future could the garage be altered to a dwelling.

**WD/2022/1342/FA 93 HIGH STREET, UCKFIELD, TN22 1RJ**

Variation of Condition 5 of WD/2020/2093/F (proposed change of use from hairdressers (Class E) to drinking establishment (Sui Generis)) to allow a change in opening hours.

- Uckfield Town Council Support the application and it was noted that there were no local resident concerns raised.

**WD/2022/0820/F 63 THE DRIVE, UCKFIELD, TN22 1DB**

New build, end of terrace two-bedroom house together with new porch and access to existing dwelling.

It was noted that the original application no.WD/2021/2455/F was refused by Wealden District Council.

Uckfield Town Council object to the application on the following grounds and that the applicant had not adequately addressed the reasons for objection previously given:

- The proposed dwelling, by virtue of its prominent and elevated siting, would result in the erosion of this open corner plot that positively contributes to the overall character and appearance of this spacious estate. Therefore, it would cause significant harm to the visual amenities of the locality.

- Although the proposed application has provided one off road parking space it was felt that this remains inadequate and that the turning facilities within the site also remains inadequate to serve both the occupants of the existing and proposed dwellings.
- This would cause additional congestion on the public highway resulting in interference with the free flow and safety of motor vehicles on the local road network. This harm would significantly and demonstrably outweigh the limited benefits that a single dwelling would contribute towards the District's housing supply, and the limited economic and social benefits it would generate. This is a cause for concern for the safety of pedestrians and vehicles.
- The proposed development remains contrary to Saved Policies EN27, TR3 and TR16 of the adopted Wealden Local Plan 1998; Spatial Planning Objectives SPO13 and Policy WCS14 of the adopted Wealden Core Strategy Local Plan 2013; coupled with the requirements of the National Planning Policy Framework 2021.
- There are concerns about the dustbin storage points from Wealden District Council.

## **6.0 Recommendations**

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis