



## UCKFIELD TOWN COUNCIL

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
**Monday 24 October 2022**  
**Weald Hall, 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 26 September 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  
18 October 2022

## 5.0 PLANNING APPLICATIONS

### **WD/2022/2216/MAO HORSTEDPOND FARM, LEWES ROAD, LITTLE HORSTED, TN22 5TR**

Outline planning application proposing the development of land for the erection of up to 400 dwellings with creation of new roundabout access from Lewes Road, 16.45ha. of new open space and SANG provision alongside new pedestrian linkages.

### **WD/2022/2061/F 35 KELD AVENUE, UCKFIELD, TN22 5BW**

Removal of existing conservatory and construction of new single storey extension to include retrospective decking to rear.  
Changed description.

### **WD/2022/2639/F PICKLES, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST**

Erection of close boarded fence at perimeter of front garden adjoining Eastbourne Road.

## 6.0 DECISION NOTICES

### **Approved:**

WD/2022/1644/F

DROP KERB TO FRONT OF PROPERTY  
132 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

WD/2022/2110/F

ERECTION OF A SINGLE AND TWO STOREY REAR EXTENSION.  
66 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

WD/2022/1777/F

SIDE EXTENSION, INTERNAL & EXTERNAL ALTERATIONS INCLUDING LANDSCAPING.  
7 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

WD/2022/2119/F

ERECTION OF FRONT PORCH WITH GROUND FLOOR WC.  
18 WOODLANDS CLOSE, UCKFIELD, TN22 1TS

WD/2022/0908/F

NEW WAREHOUSE AND RELOCATION OF 6 NO. EXISTING STORAGE CONTAINERS.  
KENNEDY HYGIENE PRODUCTS LTD, BROOKSIDE, UCKFIELD, TN22 1YA

WD/2022/1995/F

EXTENSION TO FRONT AND CONVERSION OF GARAGE TO OFFICE AND PLAY ROOM, ERECTION OF PORCH  
11 ELLIS WAY, UCKFIELD, TN22 2BT

WD/2022/1810/F

DORMERS ON FRONT AND REAR ELEVATIONS, ROOF AND FESTRATION ALTERATIONS TO EXISTING REAR EXTENSION.  
23 WOODLANDS CLOSE, UCKFIELD, TN22 1TS

WD/2021/3160/F

DEMOLITION OF BUILDING, ERECTION OF A TEMPORARY MODULAR BUILDING FOR A PERIOD OF 3 YEARS, DEMOLITION OF EXISTING GARAGES AND CREATION OF ADDITIONAL PARKING SPACES.  
POLICE STATION, NEW TOWN, UCKFIELD, TN22 5DL

**Refused:**

WD/2022/0820/F

NEW BUILD, END OF TERRACE TWO-BEDROOM HOUSE TOGETHER WITH NEW PORCH AND ACCESS TO EXISTING DWELLING.

63 THE DRIVE, UCKFIELD, TN22 1DB

WD/2022/1465/F

PROPOSED NEW 2 BEDROOM SINGLE STOREY DWELLING

30 SYCAMORE COURT, UCKFIELD, TN22 1TY

**Withdrawn:**

WD/2021/1764/MAJ

CONVERSION AND EXTENSION OF THE EXISTING CARE HOME AND THE DEMOLITION OF THE EXISTING BUNGALOW AND GARAGE BUILDING TO ALLOW FOR THE CREATION OF 17 NO. DWELLINGS, 6 NO. OF WHICH ARE AFFORDABLE TENURE. THE CREATION OF A NEW ROAD ACCESS, CLOSURE OF THE EXISTING ACCESS AND ASSOCIATED WORKS.

CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD, TN22 2AR

**Response to Town Council:**

WD/2022/1810/F

DORMERS ON FRONT AND REAR ELEVATIONS, ROOF AND FESTRATION ALTERATIONS TO EXISTING REAR EXTENSION.

23 WOODLANDS CLOSE, UCKFIELD, TN22 1TS

There are no Local Plan policies in place that could be used to resist the expansion of bungalows in order to retain them as accommodation for use by the elderly or disabled.

The property benefits from permitted development rights. Calculations have been provided that confirm that the rear dormer would meet the permitted increase in volume, 50 cubic meters for a non-terraced property, as defined by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, this element could be constructed under permitted development.

Whilst the side of the rear dormer would be glimpsed along the driveway to the property, it would not be prominent within the street scene. The front dormer would be in keeping with the front dormers already constructed on the adjacent properties in terms of size and materials, and therefore, would not be out of keeping with the street scene.

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**Meeting of the Planning Committee**  
**Monday 24<sup>th</sup> October 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 8 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 20<sup>th</sup> September 2022

**WD/2022/2003/F BELL WALK HOUSE, UCKFIELD, TN22 5DQ**

Convert two existing parking spaces to rapid electric vehicle charging bays, along with associated equipment.

**WD/2022/1913/F WESTMINSTER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH**

Extension of existing warehouse.

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

Dormers on front and rear elevations, roof and fenestration alterations to existing rear extension.

**WD/2022/2119/F 18 WOODLANDS CLOSE, UCKFIELD, TN22 1TS**

Erection of front porch with ground floor WC.

**WD/2022/2032/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP**

Proposed works to beer garden comprising extension to decking area with pergola over, landscaping and fencing.

**WD/2022/2071/LB MILTON COTTAGE, PUDDING CAKE LANE, TN22 1BU**

Retrospective alterations and repainting of the building.

The Following Public notice was put up on 27<sup>th</sup> September 2022

**WD/2022/1663/F 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.

**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.

**WD/2022/1674/DC STREATFIELD 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.

**WD/2022/1853/F LAND ADJACENT TO 37AA NEVILL ROAD, UCKFIELD, TN22 1PE**

Proposed dwelling attached to 37AA Nevill Road.

**WD/2022/2297/F JACARANDA, HIGHVIEW LANE, RIDGEWOOD, UCKFIELD, TN22 5SY**

Extensions and associated alterations.

The Following Public notice was put up on 4<sup>th</sup> October 2022

**WD/2022/2289/F 52 MANOR WAY, UCKFIELD, TN22 1DG**

Vehicle crossover and off-road parking area.

**WD/2022/2238/F 48 CHURCH STREET, UCKFIELD, TN22 1BT**

Repairs to roof and facias of timber garden chalet within rear garden.

**WD/2022/2339/F PLOT 111, HARLANDS PARK  
(LAND NORTH OF MALLARD DRIVE), UCKFIELD, TN22 5NF**

Garden shed.

**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/2022/2003/F BELL WALK HOUSE, UCKFIELD, TN22 5DQ**

Convert two existing parking spaces to rapid electric vehicle charging bays, along with associated equipment.

Uckfield Town Council would support the application in principle; however, members would query the *answers given to the following questions within the application, under the heading 'Assessment of Flood Risk', in which answers state that the area was (1) not in the area at risk of flooding and (2) not within 20 metres of a watercourse. The Town Council believes this area 'is' prone to flood, although not often, and is within 20metres of the River Uck.*

**WD/2022/1913/F WESTMINSTER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH**

Extension of existing warehouse.

*Uckfield Town Council cannot support this application at this time due to the comments within the Highways reports, of lack of information and their requirement for a Swept drawing to show the development would not have a severe impact on the local highway, car parking numbers and cycle parking.*

*Members would also request to be able to view correspondence from the Environment Agency to be satisfied that the Agency's comments had been actioned, which would ensure that should a licence be required, this factor would already be in place.*

*For both these points it would be necessary for the relevant documents addressing these issues to be available on the Planning Application Display of the Wealden District Council website.*

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

Dormers on front and rear elevations, roof and fenestration alterations to existing rear extension.

*Uckfield Town Council noted that the large size of the rear dormer still had still not been addressed and therefore our comments for this application remained as previously submitted. We would object on the following grounds:*

- 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/2022/2119/F 18 WOODLANDS CLOSE, UCKFIELD, TN22 1TS**

Erection of front porch with ground floor WC.

*Uckfield Town Council support the application as similar works have been carried out to other houses in the vicinity, thereby a precedent existed, and there would be no detrimental impact to the street scene.*

**WD/2022/2032/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP**

Proposed works to beer garden comprising extension to decking area with pergola over, landscaping and fencing.

*Uckfield Town Council decline to comment on this application until they are able to view correspondence from the Tree Officer and are able to define how the existing trees would be affected and the effect to wildlife.*

*Members also felt that the proposed re-siting of the memorial, (disconnected from its surrounding and being fenced off at the end of a parking bay) was inappropriate, disrespectful and unsympathetic.*

**WD/2022/2071/LB MILTON COTTAGE, PUDDING CAKE LANE, TN22 1BU**

Retrospective alterations and repainting of the building.

*Uckfield Town Council decline to comment on this application until consideration is able to be given to the Conservation and Design Officers report yet to become available on the website.*

**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.

*Members accepted that a precedent had been set, however **RESOLVED** to object on the following grounds as previously submitted and as below. We would add that regard should be given to the preservation of the existing garden wall.*

- *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 for the heritage of the site, particularly the wall.*

**WD/2022/1674/DC STREATFIELD 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.

*As per our previous comments members were in support of the application and were pleased that the comments of the Town Council regarding the entrance block roof have been actioned, and that this now incorporates a pitched roof. In order to be 'in keeping' with the street scene and the properties immediately opposite, we would request the use of natural slate.*

*However, members concerns remained regarding the following:*

- *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;*
- *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/2022/1853/F LAND ADJACENT TO 37AA NEVILL ROAD, UCKFIELD, TN22 1PE**

Proposed dwelling attached to 37AA Nevill Road.

Uckfield Town Council found no changes within the application to affect the original decision to object to the application as follows:

- Over development of the site and would detrimentally affect the open plan nature of the award-winning design of the estate;
- Vehicular access to the garage, being on a bend would be dangerous.
- Concerns that this would exacerbate flooding, which was known to happen in this area due to drainage issues with run-off of water;
- Concerns that a main sewer was reportedly running very close to the proposed building.

**WD/2022/2297/F JACARANDA, HIGHVIEW LANE, RIDGEWOOD, UCKFIELD, TN22 5SY**

Extensions and associated alterations.

Uckfield Town Council object to the application on the following grounds:

- Over development of the site;
- The extension would not be in keeping with the neighbouring properties and the surrounding area;
- The alterations are not in character with the existing building.

**WD/2022/2289/F 52 MANOR WAY, UCKFIELD, TN22 1DG**

Vehicle crossover and off-road parking area.

Uckfield Town Council support the application as it would reduce on street parking.

**WD/2022/2238/F 48 CHURCH STREET, UCKFIELD, TN22 1BT**

Repairs to roof and facias of timber garden chalet within rear garden.

Uckfield Town Council support the application as the works would maintain the integrity of the building to prevent further decay.

**WD/2022/2339/F PLOT 111, HARLANDS PARK (LAND NORTH OF MALLARD DRIVE), UCKFIELD, TN22 5NF**

Garden shed.

Uckfield Town Council support the application as there would be no adverse impact to the adjoining property.

**6.0 Recommendations**

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis