



## 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 9<sup>th</sup> January 2023**  
**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 5<sup>th</sup> December 2022.

4.2 Action List – attached.

**5.0 PLANNING APPLICATIONS** – attached.

**6.0 DECISION NOTICES** – none.

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

Town Clerk  
3<sup>rd</sup> January 2023

## 5.0 PLANNING APPLICATIONS

### **WD/2022/2785/MAO LAND NORTH OF EASTBOURNE ROAD, UCKFIELD**

Outline application for the erection of up to 210 dwellings with public open space, landscaping and sustainable drainage system (suds), vehicular access point and provision for suitable alternative natural green space (sang). All matters reserved except for means of access.

### **WD/2022/3015/AI 100 HIGH STREET, UCKFIELD, TN22 1PX**

Internally illuminated fascia sign and internally illuminated projection sign.

### **WD/2022/3275/F 7 THE POTTERIES, RIDGEWOOD, UCKFIELD, TN22 5TQ**

Extension of garage to front and replacement porch.

### **WD/2022/3086/F TESCO STORES LTD, BELL FARM ROAD, UCKFIELD, TN22 1BA**

Proposal to install Timpson's Pod and 5 x Ramraid bollards.

## 6.0 DECISION NOTICES

### **Approved:**

Application No. WD/2022/2714/F

CLOSURE OF RETAIL BANK, REMOVAL OF EXISTING SIGNAGE, EXTERNAL ATMS, NIGHTSAFE AND MAKING GOOD WHERE REMOVALS AFFECT THE BUILDING. REMOVAL OF NON-ORIGINAL INTERNAL SIGNAGE, FIXTURES, FITTINGS, FURNITURE, AND EQUIPMENT RELATING TO THE OPERATION OF THIS RETAIL BANK.

49 HIGH STREET, UCKFIELD, TN22 1AN

Application No. WD/2022/1663/F

FULL PLANNING PERMISSION WITH LISTED BUILDING CONSENT FOR A NEW DWELLING IN THE GARDEN OF A GRADE 2 LISTED FARMHOUSE  
THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ

*Response to the Town Council: The Council have worked with the applicant to resolve a number of issues, as set out in the report which follows. This includes the retention of the garden wall in terms of extent as was previously approved by the Council through the omission of the larger vehicular access opening to be created and the pedestrian access proposed. The Conservation Officer is content with the revised scheme. No increase in traffic would be in conflict with policy given the scale of the development proposed being a modest single dwelling. The footprint of the development is only marginally increasing versus that which was previously approved.*

Application No. WD/2022/1664/LB

A NEW DWELLING IN THE GARDEN OF A GRADE 2 LISTED FARMHOUSE  
THE FARMHOUSE, 26 HARLANDS MEWS, UCKFIELD, TN22 5JQ

### **Refused:**

Application No. WD/2022/2639/F

ERECTION OF CLOSE BOARDED FENCE AT PERIMETER OF FRONT GARDEN  
ADJOINING EASTBOURNE ROAD

PICKLES, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

### **Withdrawn:**

Application No. WD/2022/2297/F

EXTENSIONS AND ASSOCIATED ALTERATIONS

JACARANDA, HIGHVIEW LANE, RIDGEWOOD, UCKFIELD, TN22 5SY

Application No. WD/2021/1588/F

CONVERSION AND EXTENSION OF EXISTING GRADE II LISTED BUILDING TO PROVIDE 3 NO. THREE-STORY DWELLINGS, AND CONSTRUCTION OF 2 NO. NEW CONTEMPORARY TWO-STORY DETACHED DWELLINGS WITH ASSOCIATED HARD AND SOFT LANDSCAPING WORKS. 18-20 LEWES ROAD, UCKFIELD, TN22 5SN

Application No. WD/2021/1589/LB

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. 18-20 LEWES ROAD, UCKFIELD, TN22 5SN

**Appealed**

Appeal Ref: APP/C1435/D/22/3293538

104 & 106 Framfield Road and 1C Selby Road, Uckfield TN22 5AT

Planning Inspector decision: While I have not found direct harm to the living conditions of the occupiers of No.102, the proposal would fail to protect the character and appearance of the area and for the reasons set out the appeal is dismissed.

Appeal to Enforcement notice issued by Wealden District Council:

APP/C1435/C/22/3310518

Old Tiles East, Hempstead Lane, Uckfield

Representations must be received by 6 January 2023.

OUR REF: BJB/C/2022/0109/UCK  
ASK FOR: Mrs B Boakes – Ext. 2439  
DATE: 30<sup>th</sup> November 2022  
YOUR REF:

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 174**

<b>Site Address:</b>	Old Tiles East, Hempstead Lane, Uckfield
<b>Alleged breach:</b>	Without planning permission, the erection of a timber building
<b>Appellant's name:</b>	Mr Maurice Lilley
<b>Appeal reference:</b>	APP/C1435/C/22/3310518
<b>Appeal start date:</b>	25 <sup>th</sup> November 2022

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Wealden District Council on 28<sup>th</sup> October 2022.

The enforcement notice was issued for the following reasons:

- i. It appears to the Council that the above breach of planning control has occurred within the last four years. The unauthorised development was substantially completed less than four years ago.
- ii. The unauthorised Building on the Land which lies on the eastern edge of the town of Uckfield, within the development boundary, is considered to be significantly visually intrusive within the locality, which is within a verdant and leafy part of the town, and is considered to be contrary to paragraphs 8, 59 and 130 of the National Planning Policy Framework 2021; Saved Policies GD1, EN12, EN27 and HG10 of the Wealden Local Plan 1998; and Spatial Planning Objective SPO13 and Policy WCS14 of the adopted Wealden Core Strategy Local Plan 2013.



iii. The unauthorised Building is not considered to fall within the statutory definition of a caravan set out in the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968), due to the scantling, positioning and direction of the supporting joists and framework, not capable of being lifted as a whole without significant further works, not designed or adapted for human habitation, and to exceed the maximum internal height.

iv. The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

The enforcement notice requires the following steps to be taken:

- (i) Demolish, dismantle and remove the Building from the Land
- (ii) Break up and remove any compacted material and slabs/pad stones forming the foundations upon which the Building is sited.
- (iii) Remove all raised and compacted ground around the TPO tree buttress by hand, avoiding damage to any stem bark
- (iv) Remove and make safe all service connections to the Building, including but not limited to, all plumbing, drainage and electrical connections.
- (v) Remove from the Land all materials, rubble, rubbish, debris, tools and equipment arising from compliance with the above requirements.

The appellant has appealed against the notice on the following grounds:

**Ground (a)** – that planning permission should be granted for what is alleged in the notice.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to [teame1@planninginspectorate.gov.uk](mailto:teame1@planninginspectorate.gov.uk), or by post to:

The Planning Inspectorate  
Room 3A Eagle  
Temple Quay House  
2 The Square  
Bristol. BS1 6PN.

**All representations must be received by 6<sup>th</sup> January 2023.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents will be available for inspection via the Council's website, [www.wealden.gov.uk](http://www.wealden.gov.uk), using the 'planning application search' and quoting reference C/2022/0109.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully



**Mrs B Boakes**  
**Legal Officer**

**Meeting of the Planning Committee**  
**Monday 9<sup>th</sup> January 2023**

**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 15<sup>th</sup> December 2022

**WD/2022/2979/F 34 SCARLETTS CLOSE, UCKFIELD, TN22 2BA**

Erection of single storey front extension, porch and change of cladding.

**WD/2022/3179/F CHERRYWOOD, 26 CAMBRIDGE WAY, UCKFIELD, TN22 2AD**

Two storey side and rear extension following demolition of existing single storey side and rear garage. Replacement front porch.

**WD/2022/3225/F 54 SELBY RISE, UCKFIELD, TN22 5EE**

Proposed single storey front extension to enlarge shower room.

**WD/2022/2549/F 45 HART CLOSE, UCKFIELD, TN22 2DA**

Single storey extension to domestic dwelling house.

**WD/2022/3085/AI TESCO SUPERSTORE, BELL FARM ROAD, UCKFIELD, TN22 1BA**

Installation of 3 x fascia and 4 x graphic signs (illuminated).

**4.0 Declaration of Interests**

4.1 Cllr. J. Love and Cllr. C. Macve declared a personal interest in WD/2022/2979F 34 Scarletts Close. Cllr. J. Love also declared a personal interest in WD/2022/3225/F 54 Selby Rise.

**5.0 Comments**

5.1 The Chairman gave the definitive response of the committee as follows: -

**WD/2022/2979/F 34 SCARLETTS CLOSE, UCKFIELD, TN22 2BA**

Erection of single storey front extension, porch and change of cladding.

*Uckfield Town Council support the application.*

**WD/2022/3179/F CHERRYWOOD, 26 CAMBRIDGE WAY, UCKFIELD, TN22 2AD**

Two storey side and rear extension following demolition of existing single storey side and rear garage. Replacement front porch.

*Uckfield Town Council support the application subject to the proviso that the exterior of the building matches the two neighbouring properties to remain in keeping with the street scene.*

**WD/2022/3225/F 54 SELBY RISE, UCKFIELD, TN22 5EE**

Proposed single storey front extension to enlarge shower room.

*Uckfield Town Council support the application.*

**WD/2022/2549/F 45 HART CLOSE, UCKFIELD, TN22 2DA**

Single storey extension to domestic dwelling house.

*Uckfield Town Council support the application as a precedent exists for similar extensions in the vicinity.*

**WD/2022/3085/AI TESCO SUPERSTORE, BELL FARM ROAD, UCKFIELD, TN22 1BA**

Installation of 3 x fascia and 4 x graphic signs (illuminated).

*Uckfield Town Council objects to the application as there was a lack of information to ascertain where the signage/fascia was to be attached. Uckfield Town Council was consulted upon application WD/2019/0790/AI TESCO STORES LTD, BELL FARM ROAD, TN22 1BA, in May 2019 when we strongly objected to the installation of a kiosk and it was believed that this application was signage for the kiosk.*

**6.0 Recommendations**

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis