

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 3rd April 2023 at 7.00pm

Cllr. K. Bedwell (Chair) Cllr. C. Macve (Vice-Chair) Cllr. J. Love
Cllr. S. Mayhew Cllr. J. Beesley
Cllr. B. Cox

IN ATTENDANCE:

3 members of the public
Linda Lewis – Administrative Officer
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.
Cllr. J. Love declared a personal interest in application WD 2022/2382/F 13 Michelham Road TN22 1ND as she knows the applicant.
Cllr. C. Macve declared a personal interest in application WD/2023/0679/F and WD/2023/0680/LB as he knows the applicant very well.

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

P105.04.23 It was **RESOLVED** to suspend standing Orders to allow members of the public to speak on items on the Agenda.

A member of the public wished to speak on item 5.0 Planning Applications, and spoke with objections to WD/2022/2464/F Taipans, Highlands Avenue, Ridgewood, Uckfield TN22 5TD

As a close neighbour to the proposed development the resident read a letter of objection which had been submitted to Wealden District Council. The following points of objection were stated:

- The single track lane was unsuitable for construction traffic. Within the application there was no mitigation for the damage that would be caused to the surface of the lane by heavy vehicles and nothing had been discussed with residents;
- Contractors using the lane would prevent access to residents of the ten households that use the privately owned lane, causing them to have to use a public car park a mile away, as the nearby streets of Highlands Avenue and Pipers Field were already congested;
- The applicant showed a disregard to residents for whom it was necessary to use the lane to access their properties. The applicant's home abuts Highlands Avenue and they would be unaffected by the construction traffic;
- Concerns that congestion would hinder the access of emergency services if necessary;
- Doubted the claim of the applicant that Wealden District Council gave permission to access the existing garage in 1978, as the access lane was privately owned and maintained by residents.

- Questioned why four parking spaces were proposed, when the application stated it was for a single occupant. Suggested that there may be plans for future multiple occupancy.
- The proposed building would be out of keeping with neighbouring properties, not in keeping with local housing stock and was considered in filling.

P106.04.23 It was **RESOLVED** to reinstate State Orders.

3.0 APOLOGIES

Apologies for absence were received from Cllr. D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 13th March 2023

P107.04.23 It was **RESOLVED** that the minutes of the Plans Committee of the 13th March 2023, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

It was agreed that further to the response from the Planning Officer in relation to queries raised on WD/2022/3086/TESCO STORES LTD, BELL FARM ROAD TN22 1BA no further action was required and the item was to be removed from the Action List.

The Chair advised members that although the application had been approved by Wealden District Council it had come to her knowledge that Tesco were not going ahead with the proposal.

5.0 PLANNING APPLICATIONS

WD/2022/2464/F TAIPANS, HIGHLANDS AVENUE, RIDGEWOOD, UCKFIELD TN22 5TD

Demolition of existing concrete garage and erection of a 2-bedroom bungalow.

P108.04.23 Following extensive discussion it was **RESOLVED** to object on the following grounds:

- Concerns for the Great Crested Newt. Members would request that an ecological report be carried out;
- The single track access lane was inadequate for another property which would increase vehicular movement;
- Concerns that construction traffic would cause congestion, be detrimental to the surface of the lane and could affect the stability of the bank;
- Concerns that access for emergency vehicles would be hindered by construction traffic;
- The size of the proposed building did not reflect the plans submitted and the drawings were poor where the illustrations were not a design for this application. Members referred Wealden to their previous reasons for refusal of a three bedroom property proposed for this site WD/2005/1859/O for which members felt the reasons for objection remained relevant to this application ie. Over development of a physically constrained site; out of character to the existing development; adversely affect the established residential amenities of the existing properties; would exacerbate existing road hazards in the narrow lane.

WD/2022/2382/F 13 MICHELHAM ROAD, UCKFIELD, TN22 1ND

Porch on front elevation.

Amended Description and Plans.

Cllr. Love reiterated her personal interest in the application and took no part in the discussion or the resolution of this application.

P109.04.23 Members **RESOLVED** to support the application for the porch, but would ask for confirmation from Wealden District Council that the window was to be on the north side

and not the south side, and to clarify whether the first floor level was going ahead or not. The drawings within the application still showed the extension to the rear.

WD/2021/0878/F 12 CALVERT CLOSE, UCKFIELD, TN22 2BZ

To re-site the fence between the rear garden and side garden.

P110.04.23

It was **RESOLVED** to support the application as long as Wealden District Council could confirm that the fence was going on the property's original boundary line and that it was not being extended, and that access to the footpath would be kept clear and would not reduce the visibility splay from the neighbouring driveway.

WD/2023/0776/F 1 GREENFIELDS, UCKFIELD, TN22 5FZ

Proposed single storey side extension.

P111.04.23

It was **RESOLVED** to support the application but would ask that Wealden Planning also referred to the conditions given for the original application in the building of the seven properties on the site, and ensure that the extension would comply with those conditions in relation to:-

- surface water drainage;
- would not cause harm to bats;
- would not harm the root stock of trees T1, T2, T3 and T4 and check there were no TPO's on these;

Members would also like to ensure that the bike store remained as this was a stipulation of the original build.

WD/2023/0777/F 20 MOORHEN PLACE (FORMERLY PLOT 111, HARLANDS PARK), UCKFIELD, TN22 5NF

Garden shed.

P112.04.23

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

WD/2023/0679/F and WD/2023/0680/LB 1 CORNFORDS YARD, THE GRANARY, HIGH STREET, UCKFIELD, TN22 1RJ

Erection of photovoltaic panels on existing roof areas to curtilage listed converted office building.

Cllr. Macve reiterated his personal interest in the application and took no part in the discussion or the resolution of this application.

P113.04.23

It was **RESOLVED** to request of Wealden District Council an extension of time for our comments on these applications in order that members could take into account the response from the Conservation Officer.

The clerk was asked to request the necessary extension of time and for the application to be placed on the Plans Agenda of the 24th April 2023.

6.0 DECISION NOTICES

Approved:

WD/2023/0090/F

DEMOLITION OF EXISTING SUBSTANDARD BATHROOM AND ERECTION OF SINGLE STOREY REAR EXTENSION INCORPORATING ENLARGED KITCHEN AND BATHROOM.

48 NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5SX

WD/2022/2900/LB

REBUILD BOUNDARY WALL AND SIDE WALL OF HOUSE ON A LIKE FOR LIKE BASIS AS FAR AS REASONABLY POSSIBLE.

11 CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2022/3015/AI
EXTERNALLY ILLUMINATED FASCIA SIGN AND EXTERNALLY ILLUMINATED
PROJECTION SIGN
100 HIGH STREET, UCKFIELD, TN22 1PX

WD/2023/0331/F
REAR GROUND FLOOR EXTENSION
AMENDMENTS TO APPROVAL WD/2022/0190
34 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Refused:

WD/2022/1978/F
FIRST FLOOR SIDE EXTENSION & GARAGE ALTERATIONS
40 KELD AVENUE, UCKFIELD, TN22 5BW

Response to Town Council:

WD/2022/1978/F

FIRST FLOOR SIDE EXTENSION & GARAGE ALTERATIONS
40 KELD AVENUE, UCKFIELD, TN22 5BW
The proposal seeks a first floor extension which is cantilevered over the access to the rear garden. Whilst there are a number of side extensions to dwellings along Keld Avenue, included garages, there are no other extensions of this type within the immediate vicinity and each case must be judged on its own merits.

Members noted the decision notices.

The meeting closed at 7.47pm.