

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 13th March 2023 at 7.00pm

Cllr. K. Bedwell (Chair)
Cllr. S. Mayhew

Cllr. C. Macve (Vice-Chair)
Cllr. J Beesley

Cllr. J. Love
Cllr. D. Bennett

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
Cllr. P. Sparks

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 WD/2023/0448/F Molesey Cottage, Hempstead Rise, Uckfield, TN22 1QX

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

None.

3.0 APOLOGIES

There were no apologies of absence.
Cllr. B. Cox was absent.

4.0 MINUTES

4.1 Minutes of the meeting held on 20th February 2023

P101.03.23 It was **RESOLVED** that the minutes of the Plans Committee of the 20th February 2023, 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/2023/0448/F MOLESEY COTTAGE, HEMPSTEAD RISE, UCKFIELD, TN22 1QX

Extension and conversion of existing outbuilding to home office, gym and studio.

Cllr. J. Love reiterated a personal interest in the application and took part in the discussion but did not vote on the resolution.

Members noted that pre-application advice was given and referenced Appendix A, which was missing from the application documents.

As the proposed building was so large queries were raised as to the use of the gym; whether it was to be for sole use, or used as a commercial enterprise, in which case there would then be a necessity to apply for a change of use. Members questioned the trading hours and parking facilities?

P102.03.23 It was **RESOLVED** to object to application on the following grounds:

- The application lacked information:

- Appendix A pre-planning advice was missing;
- The intended use was questioned in terms of personal or commercial, and if commercial then:-why had the applicant not gone through a change of use application?
we would have concerns regarding parking issues.
- The front elevation was to be a very large glazed area and would be out of keeping with the street scene.
- The height of the structure would be sure to cause loss of light to the window of number 13.

WD/2023/0145/F AND WD/2023/0456/LB HEMPSTEAD FARM, HEMPSTEAD LANE, UCKFIELD, TN22 3DL

The rationalisation of a complex of farm buildings, including the demolition of utilitarian structures and conversion of existing barns to create four residential dwellings.

P103.03.23

Members **RESOLVED** not to support the application as due to their local knowledge they had the following concerns:

- Concerns for flooding
Unless there is to be an alternative means of access via Sandy Lane then the Farmstead would be in danger of being 'cut off' during periods of heavy rainfall. In periods of heavy rainfall the river at Hempstead Mill overtops.
Although the transport assessment only 'suggests' the use of Sandy Lane in 'periods of flood', it was felt that if this was to be the case then the lane would require resurfacing which would exacerbate the problems of run off from the woodland and adjacent field down the lane towards the railway. Therefore, as an emergency access it was felt that Sandy Lane would be unfeasible.
We would query the points outlined within the transport reports which state the use of the Sussex Horse Rescue site, and would point out that the site was not used for visitors in the winter months.
- Concerns for safety of pedestrians and access because parts of Hempstead Lane are a public right of Way with single traffic. The lane has no vehicular passing places and is extensively used by pedestrians; children walking, dog walkers, those accessing the rugby club, runners and cyclists;
- Concerns from Browns Lane onto Hempstead Lane - there are two very tight blind bends (sharp left and sharp right) with no passing places;
- Concerns regarding vehicle movements along Hempstead Lane (with one premises being for 10 people) and whether the bridge would be strong enough to take extra vehicles and also the weight of construction vehicles. There are no turning points;
- If Sandy Lane was to be a temporary access, we would request an Environmental Impact Assessment due to the road being very near to ancient woodland, from which there should be a 15m buffer zone.
- Concerns that it would have a detrimental effect on Buxted Park which had SSSI status and would request a biodiversity survey for bats/owls in the buildings.
- Concerns for loss of potential land for agricultural use.
- Concerned that if this was approved for four properties then this would allow further development in this area in the future with all the issues above.

On a non-planning issue, it was noted that ornamental oak trees were planned in each of the two courtyards which would eventually destroy the foundations of the buildings through root growth. It was therefore strongly felt that these were the wrong species of tree.

On a positive aspect the proposal would improve the look of the site, be a reuse of farm buildings and would use a brownfield site.

WD/2023/0451/F 15 FIRLE GREEN, UCKFIELD, TN22 1NP

Demolition of existing garage and erection of a pair of semi-detached dwellings alongside associated sheds, creation of new access and six parking spaces.

P104.03.23

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

- Concerns that for one of the new properties they are providing a pavement cross over for vehicular access on the corner of the entrance service road, adjacent to the sub-station. This would be highly dangerous;
- Over development of the site as by having two more dwellings on the site would cause loss to the open plan nature of the award-winning estate and therefore would not meet EN57;
- Would not agree that parking standards have been met as the four parking spaces at the rear of no 15 do not, according to the drawings, allow enough space in-between or any turning space. Therefore, it does not meet the presumption of favourable development WSC14;
- That this would set a precedent for similar building works in the future.

6.0 DECISION NOTICES

Approved:

WD/2022/2979/F ERECTION OF A SINGLE STOREY FRONT EXTENSION, FENESTRATION CHANGES AND ADDITION OF ROOFLIGHTS TO EXISTING FRONT AND REAR EXTENSIONS, AND CHANGE OF CLADDING

34 SCARLETTS CLOSE, UCKFIELD, TN22 2BA

WD/2023/0077/LB

INTERNAL ALTERATIONS TO SECOND FLOOR

THE MANOR HOUSE, REGENCY CLOSE, UCKFIELD, TN22 1DS

WD/2022/3086/F

INSTALLATION OF A KEY CUTTING, SHOE REPAIRS, WATCH REPAIRS, ENGRAVING, PHONE REPAIRS, PHOTO PROCESSING AND DRY CLEANING KIOSK, ALTERATIONS TO THE SET DOWN POINT AND 5 X RAMRAID BOLLARDS.

TESCO STORES LTD, BELL FARM ROAD, UCKFIELD, TN22 1BA

WD/2022/3085/AI

INSTALLATION OF 3 X FASCIA AND 4 X GRAPHIC SIGNS (ILLUMINATED).

TESCO SUPERSTORE, BELL FARM ROAD, UCKFIELD, TN22 1BA

Response from District Council:

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

Whilst the concerns of the Town Council are acknowledged, it is officer recommendation that the application be approved. It is material that the proposal would accord with local and national policies on where to locate business. The site is located within a busy town centre with multiple modes of transport available other than the use of the private car. The proposal seeks to replace the drop off and collection area to help keep traffic moving. It is not considered that the proposal would result in significant or adverse harm to the use, function or character of area to warrant withholding this application.

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

Whilst the concerns of the Town Council are acknowledged, it is officer recommendation that the application be approved. It is material that the proposal would accord with local and national policies on where to locate business and therefore relevant signage to advertise such business. It is not considered that the proposal would result in significant or adverse harm to the use, function or character of area to warrant withholding this application. This application seeks consent to display advertisement and is not subject to the scheme of delegation and therefore, notwithstanding the objections received, no approval for delegated determination is required.

Following discussion of Wealden District Council's decision for WD/2022/3086/F and their response to the Town Council members requested the clerk write to bring the committees concerns to the planning authority:-

- The loss of drop off and collection area would not help keep traffic moving and would in reality cause the hold up of vehicles/taxi's still dropping off and collecting passengers at random places and holding up the flow of traffic.

- Concerns for the increase to traffic congestion whilst queuing to use the facility.
- Perceived harm from the electromagnetic field and we would request reassurance of our concerns about this.

7.0 Premises Licence - Licensing Act 2003

New Premises Licence Application: Co Op, Eastbourne Road, Uckfield, TN22 5SP

Note: the location of this premises is in part of what was the Highlands Inn car park. The Highlands Inn remains licensed and is a separate premises.

Members would request that Sussex Police are consulted regarding the opening times as they were concerned that customers of the public house would continue to consume alcohol from the Co Op after hours, which could result in anti-social behaviour in the town.

8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS –

WD/2023/0188/F and WD/2023/0189/LB

BLUE ASIA INDIAN RESTAURANT, LONDON ROAD, BUDLETTS COMMON, TN22 2EA
Reinstatement of the original building and change of use of the property known as the Blue Asia Restaurant into 2no residential dwellings.

Uckfield Town Council support the application as there would be no change to the external view, as long as in accordance with the views of the Conservation Officer.

Members felt that this premises would only be suitable for residential use due to its location.

We would like to see a caveat on any approval that in the future the site is kept open, ie. No high fencing, and only 'low hedging' as it is set within the historic setting of Budletts Common. We would also like to ensure the outside appearance isn't damaged in the future.

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

Erection of a single storey front extension, fenestration changes and addition of rooflights to existing front and rear extensions, and change of cladding.

Uckfield Town Council support the application.

Cllr. C. Macve and Cllr. J. Love had declared a personal interest in WD/2022/2979/F and had not taken part in the vote or the decision for the application. Subject to this amendment members noted the report.

The meeting closed at 7.47pm.