



UCKFIELD TOWN COUNCIL

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

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

e-mail: townclerk@uckfieldtc.gov.uk

www.uckfieldtc.gov.uk

Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 13th March 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

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 20th February 2023.

4.2 Action List – attached.

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – none.

7.0 NEW PREMISES LICENCE APPLICATION - Licensing Act 2003

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

Town Clerk
7th March 2023

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.

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.

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.

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.

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.

Meeting of the Planning Committee
Monday 13th March 2023

AGENDA ITEM 8.0
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 7th February 2023

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.

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.

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/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.

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis