



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 24th 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
Cllr. D. Bennett

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. C. Macve declared a personal interest in application WD/2023/0679/F and WD/2023/0680/LB as he knew the applicant very well.

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

P114.04.23 It was **RESOLVED** to suspend standing Orders to allow a member of the public to speak on item 5.0 Planning Applications.

Mr S Neilly of Clearwater Land & New Homes Ltd spoke on application WD/2022/1303/MAJ Ridgewood House, Lewes Road, Ridgewood, TN22 5SN.

Mr Neilly told the committee that the trigger for the re-consultation was due to the change of the access point to the site. He stated that in parallel with other consultees, the Town Council's concerns back in November 2022 when the application was formally submitted, were predominantly driven by lack of knowledge of the views of other consultees at that time. In the passing of time there had been further consultee responses. He advised of a site meeting with ES Highways and initially their request to stagger the junction by 50m with the Taylor Wimpey site. However, eventually it had been altered to utilise the existing access to Ridgewood House to serve the 9 dwellings as it would be a substantially lower density scheme.

Having made these amendments he listed the consultees that no longer had objection to the application:

ES Highways - no objection;

Historic England – no objection;

ESFRS – no objection, on the basis they could provide water for the hydrant;

Nature Space – they could enter into their district licensing scheme for the great crested newt;

Southern Water – could now connect into the foul sewer;

Environment Agency – did not wish to comment

WDC Tree & Landscape Officer – following a minor amendment to the arrangement of the houses to pull them away from the veteran trees - no objection;

and also from the Tree & Landscape Officer, withdrawal of comment about additional trees;
Waste Management – no objection;
Conservation Officer – a significant no objection;
WDC Engineer and Countryside Officer – withdrawn objection regarding surface water disposal technique – no objection. He explained that this was gained by the cooperation of ESCC that they were able to connect into the stream that then travelled through into Ridgewood Stream all controlled by the attenuation on site;
Regarding contaminated land, he stated there was no contaminated land but as a precaution a condition had been placed which they were happy to accept.

P115.04.23 It was **RESOLVED** to reinstate State Orders.

3.0 APOLOGIES

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 3rd April 2023

P116.04.23 It was **RESOLVED** that the minutes of the Plans Committee of the 3rd April 2023, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Noted.

5.0 PLANNING APPLICATIONS

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.

The Chair recapped that this application was being revisited from the previous meeting, as the Planning Officer had allowed the committee to delay its response until the findings of the Conservation Officer were known. The findings of the Conservation Officer were circulated to members prior to the meeting.

P117.04.23 It was **RESOLVED** to object to the application on the basis of the findings of the Heritage Officer and as follows:

- Detrimental to the visual impact on the Conservation Area from multiple vantage points;
- Amount of weight on the roof - no structural report to demonstrate that it could actually take the number of panels proposed without structural intervention into this curtilage listed building;
- Detrimental to the impact on visual appearance of the building itself and the immediate setting of the listed buildings fronting on to the High Street.

The Chair with approval of the committee considered the following applications for Oast Cottage, Snatts Road together.

WD/2023/0851/F OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

Single story extension with minor alterations to existing kitchen. removal of existing garage and timber outbuilding replaced with detached ancillary accommodation. Associated landscaping.

WD/2023/0852/LB OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

Single story kitchen/dinning extension with minor alterations to existing kitchen. Removal of existing garage and timber outbuilding replaced with detached ancillary accommodation. Associated landscaping.

P118.04.23 It was **RESOLVED** not to support the applications at this time as the committee had the following concerns for which they requested further information/reports:

- The effect to protected species at Downlands Farm;
- Request for a bat survey;
- The effect on the ancient ghyll and aquifer;
- The effect on the ancient woodland;
- Flooding concerns;
- Request for Conservation Officers report;

Additionally, the use of the annex was questioned; would this be for rental or for the use of the occupier of the main dwelling? Any approval should have a caveat that it should not be used as a separate rental.

The Chair asked that this application be revisited once the above information had been made available. The Clerk was instructed to write to the Planning Officer in this regard.

WD/2023/0398/F 87 NEVILL ROAD, UCKFIELD, TN22 1LR

Replacement of existing hedge adjoining Birling Way/Nevill Road with 1.8m high close board fence and planting of native hedge in front. extension of drop kerb to rear of property on Oakwood Drive.

P119.04.23 It was **RESOLVED** to support the application with conditions that ensured that the fence would be placed within the boundary and not encroach on the footpath and that the leylandii be replaced by a native species.

WD/2022/1303/MAJ RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, TN22 5SN

Phased development comprising 9 no. dwellings, access, landscaping and associated infrastructure.

Members thanked Mr Neilly for attending the meeting and making his representation.

Members felt reassured that the developer had acted upon previous concerns of the Town Council however, taking into account Mr Neilly's representation noted that it would appear that all the consultation document that Mr Neilly had referenced were not on the WDC Planning webpages and could not be accessed and read by the committee for the meeting.

P120.04.23 It was subsequently **RESOLVED** that the Clerk write to Wealden District Council and advise that members were unable to make a decision at this time, due to the associated documentation still showing objections to parts of the planning application that the committee would take into account. The documentation would therefore need updating and this matter resolved before a decision could be made.

6.0 DECISION NOTICES

Approved:

WD/2022/2382/F

PORCH ON FRONT ELEVATION

13 MICHELHAM ROAD, UCKFIELD, TN22 1ND

WD/2021/0192/F

CHANGE OF USE OF CLASS A1 (SHOPS) TO CLASS C3 (DWELLING HOUSES)
TO FORM TWO FLATS AT: UPPER FLOORS OF UNITS 01 & 02, 79 HIGH
STREET, UCKFIELD
UNITS 01 AND 02, 79 HIGH STREET, UCKFIELD, TN22 1AS

Refused:

WD/2023/0448/F

EXTENSION AND CONVERSION OF EXISTING OUTBUILDING TO HOME
OFFICE, GYM AND STUDIO.
MOLESEY COTTAGE, HEMPSTEAD RISE, UCKFIELD, TN22 1QX

Appealed:

WD/2022/2639/F – Planning Inspectorate Ref: APP/C1435/D/23/3318491
PICKLES, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST
Proposal: ERECTION OF CLOSE BOARDED FENCE AT PERIMETER OF FRONT
GARDEN ADJOINING EASTBOURNE ROAD

WD/2022/0820/F – Planning Inspectorate Ref: APP/C1435/W/22/3312140

63 THE DRIVE, UCKFIELD, TN22 1DB
NEW BUILD, END OF TERRACE TWO-BEDROOM HOUSE TOGETHER WITH
NEW PORCH AND ACCESS TO EXISTING DWELLING.

Appeal Dismissed:

WD/2021/2774/F The Cedars, London Road, Uckfield TN22 1HY

Members noted the decision notices.

**7.0 TO CONSIDER RESPONSES TO AN OPEN GOVERNMENT CONSULTATION -
DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES
TECHNICAL CONSULTATION ON THE INFRASTRUCTURE LEVY**

Technical consultation on the Infrastructure Levy, which is a reform to the existing
system of developer contributions.

Prior to the meeting the Clerk had collated the responses from members and the
committee proceeded to work through the questions and responses together.

Part way through this process, the Chair read through her notes on her overall
understanding of the consultation.

The consultation suggested delaying the CIL payment until after the build, which
could potentially place the local planning authority under threat of financial risk. This
needed to be reflected in the Town Council's response.

P121.04.23 It was subsequently **RESOLVED** that the Chair would collate the notes she read at
the meeting along with members comments for them to be submitted before the
consultation deadline.

The meeting closed at 8.21pm.