



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 22nd May 2023 at 7.00pm

Cllr. K. Bedwell (Chair)
Cllr. D. Bennett

Cllr. C. Macve (Vice-Chair)

Cllr. J. Love

IN ATTENDANCE:

Minutes taken by Cllr. K. Bedwell

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, but none were forthcoming.

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

No members of the public were present.

3.0 APOLOGIES

Apologies were received from Cllr. S. Mayhew and Cllr. P. Ullmann.

4.0 MINUTES

4.1 Minutes of the meeting held on 24th April 2023

P03.05.23

It was **RESOLVED** that the minutes of the Plans Committee of the 24th 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/2023/1100/AI HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

The proposal comprises 2 no. fascia signs, 1 no. service sign, 1 no. ACM sign and 1 no. totem sign. 4 no. post mounted signs are also proposed in relation to the public house.

P04.05.23

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

SIGN 1,2,3,4

- Members objected to LED illumination of these signs. However, would have no objection to non-illuminated signs.

SIGN 5-

- Window graphics were not in keeping with the Public House. Members felt that in order to be in-keeping the glass should represent windows and that one-way film on the glass should be used with NO Images.

SIGN 6-

- Concerns that the proposed site for the sign would cause visibility issues at the roundabout, as it would block driver vision of approaching traffic on the roundabout;
- The sign would be over dominant in the residential area due to its height being too tall and imposing;
- Would be out of keeping with the street scene;
- Would cause an urbanisation of a country rural setting;
- No precedent currently existed in the area. Tesco Express at Manor Park did not have a large sign in the road.
- The signage on the approach would be unnecessary as the Co-op would be clearly visible from the road and would be a dominant feature in the sky line;

- Planning permission was originally granted with the condition to provide a sympathetic exterior to match the public house. The proposed signs would not be in-keeping with the existing ones for the Highlands Inn and would not be sympathetic to the exterior of the public house.

Members raised concerns that currently the height of the building appeared to be, without the roof, much higher than 6.1m shown in drawing 2097 p206. from the original application for the Co-op.

The Chair requested that the clerk write to the District Council to clarify the height that planning consent specified the building to be, and bring to their attention that it appeared greater than 6.1m.

6.0 DECISION NOTICES

Approved:

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

Refused:

WD/2022/1637/MEA HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING RESIDENTIAL PROPERTY AND OTHER BUILDINGS AND PROVISION OF PEDESTRIAN AND CYCLE ACCESS FROM ROCKS ROAD, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS.
LAND AT DOWNLANDS FARM, UCKFIELD

Withdrawn:

WD/2023/0188/F AND WD/2023/0189/LB
REINSTATEMENT OF THE ORIGINAL BUILDING AND CHANGE OF USE OF THE PROPERTY KNOWN AS THE BLUE ASIA RESTAURANT INTO 2NO RESIDENTIAL DWELLINGS.
BLUE ASIA INDIAN RESTAURANT, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Members noted the decision notices.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS – WD/2023/1046/F 66 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Proposed single storey side & rear extensions.

Uckfield Town Council support the application as a precedent exists for similar extensions on the estate and there would be no change to the street scene. It was noted that there had been no neighbour objections.

WD/2023/1029/F 9 THE DRIVE, UCKFIELD, TN22 1BY

Dropped kerb and driveway and pavement crossing.

Uckfield Town Council had reservations due to the close proximity to the corner of Manor Way, however would support the application with the approval of the Highways authority.

WD/2023/1064/F 12 BULLFINCH GARDENS, UCKFIELD, TN22 5YE

Rear ground floor extension and garden building.

Uckfield Town Council support the application with the proviso that the use of the garden building would be for domestic use only.

WD/2023/0950/FR 103 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Part retrospective application for erection of outbuilding for a mixed use as hairdressing business (use Class E(c)(ii)) and incidental residential use (use class C3).

Uckfield Town Council object to the application on the following grounds:

- *Concerns that this would ultimately cause an increase of visitors to the premises, which would be detrimental to the residents of the cul de sac, because of parking issues and disturbance.*

Members noted the report.

The meeting closed at 7.18pm.