



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

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

Cllr. C. Macve (Vice-Chair)
Cllr. P. Ullman

Cllr. J. Love

IN ATTENDANCE:

Councillor. P. Selby
Holly Goring – Town Clerk
Minutes taken by Holly Goring

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. Macve declared a personal interest in application number WD/2023/1499/RM White Gates, Regency Close, Uckfield due to having close association with the neighbouring property.

Cllr. Mayhew declared his role at Wealden District Council as a District Councillor for the ward of Uckfield New Town. To ensure there was no case of pre-determination he felt it prudent not to speak on applications within his district ward area.

Although not a participant of the decision-making process, the Town Clerk advised that a staff member resided at the site associated with planning application WD/2023/1294/MAJ Charlwood Manor. The Town Councillors were not familiar with this staff member as they were new to the organisation, but the Town Clerk felt it was important to note at this stage in the meeting.

Members noted the declarations.

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

None received.

3.0 APOLOGIES

Apologies had been received from Councillor D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 12 June 2023

P15.07.23 It was **RESOLVED** that the minutes of the Plans Committee of the 12 June 2023, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

No change to the Action list was noted.

5.0 PLANNING APPLICATIONS

The following two applications for Monks Walk were considered together.

WD/2023/1233/F MONKS WALK, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Replacement of existing boundary wall with timber gates, new permeable driveway surface and new brick boundary wall to the north. Relocation of existing street light. Re-siting of a lamppost and new access for Monks Walk, Pudding Cake Lane.

WD/2023/1232/F MONKS WALK, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Proposed single storey extension. Existing porch to be replaced with new.

One member noted that part of the building at the rear of Monks Walk was included in the curtilage of Monks Walk, but actually owned by Rosemary House. It was understood that there had previously been some negotiation regarding the ownership of the triangle of the land, but it appeared from the consultation feedback that this had not yet been resolved. The member advised that it would have been helpful to see more accurate designs with the application, as the drawings and land ownership details were not clear.

There were problems with the boundary wall to the north and the hedge to the north. It was also questioned whether permission had been sought for the re-siting of the lamp column. If the lamp column was owned by Uckfield Town Council, no contact had yet been received.

A second member acknowledged that the application was in the conservation area and although the building was not listed, it was a historical part of Uckfield and the buildings were of heritage. It would therefore be useful to understand the views of the Conservation Officer. All documentation forming part of the application referenced Pudding Cake Lane as an access road. It led to a public right of way and formed a key footway from the Churchcombe estate into town since the 1200s

The drawings proposed that the new gates would be 1.8m tall, this would make them higher than the wall which suggested there was a discrepancy with the design.

Concerns had been raised by the inhabitants of Rosemary House with regard to drainage, land ownership and other matters.

Members raised their concerns with visibility and highlighted that any vehicles leaving Monks Walk would not be able to reverse out, because they would not have any clear sightlines until the vehicle was three quarters out of the driveway. Milton Cottage had to put a turn table in, but the drawings for Monks Walk did not provide space for a turntable.

A third member also noted that the architects appeared to make a statement that any facts in their drawings appeared to be true and accurate, when in fact the property adjacent stated that some of the information held within the drawings were not supported and needed to be resolved.

P16.07.23 Members **RESOLVED** to **OBJECT** to WD/2023/1233/F due to the number of discrepancies in the application, and need for the above points to be clarified before an application could be considered in full.

P17.07.23 It was subsequently **RESOLVED** to **OBJECT** to WD/2023/1232/F due to the number of discrepancies in the application, and need for the above points to be clarified before an application could be considered in full.

WD/2023/1294/MAJ CHARLWOOD MANOR, SNATTS ROAD, TN22 2AR

Application for the conversion of the Manor House to 6 no. dwellings and erection of 10 no. dwellings, with creation of new vehicle access. Closure of existing road access.

One member noted that this was considered a non-designated heritage asset and the site

had been classified as a brownfield site, but regardless of this, she considered this application to be overdevelopment of the site, when taking into account the current use of the site and its previous use.

The application was outside of the development boundary and being located within the same area as the application for Land at Downlands Farm, the member was aware of the points presented by the local planning authority for refusal of that application. This application was located within the same area of countryside and although this application was being considered on its own merits, there was correlation with the policies referred to within the officer's recommendation for refusal – GD2 and DC17 of the Wealden Local Plan.

The applicants had referred to the footpath link through to Downlands Copse as a key footway, when in the local planning authority decision notice to the applicants for the Land at Downlands Farm, it was regarded inappropriate for everyday use. With local knowledge, members were also aware that this footway would be difficult for those less mobile.

Snatts Road was a narrow country lane, and currently used as a 'rat run.' The route was also used for diversions when work was being undertaken in London Road or Church Street/Rocks Road. The junctions had already seen an increase in traffic movements and the size of this development would create further vehicular movements.

At the time of the meeting, feedback had not been received from statutory consultees such as drainage and highways. Members were aware that there was an aquifer to the right of this site.

A second member felt that the removal of the affordable housing from this application would be a detrimental loss to the scheme. Although the proposed design of the properties had character, affordable housing was critical to support the residents of Uckfield.

A third member agreed, and felt that his main concerns related to the safety of Snatts Road and highway safety, and the removal of the affordable housing from the application.

The Chair referred committee members to the local planning authority's responses to previous applications for the site, in particular the application from 2018/19 which was dismissed. The Chair did not feel that there was substantial change since that application, and that the application was contrary to Wealden DC Local Plan policies GD2 and DC17.

P18.07.23 It was **RESOLVED** to **OBJECT** to the application, based on the past feedback of Uckfield Town Council's Plans Committee, the comments of the local planning authority to the appeal in 2019, and the comments above from Plans Committee members.

WD/2023/1501/F 24 ROCKS PARK ROAD, UCKFIELD, TN22 2AX

Proposed two storey rear extension, porch & driveway.

P19.07.23 It was **RESOLVED** to **SUPPORT** the application, as there was no adverse impact on adjoining properties and the application was not thought to impact on the streetscene.

WD/2023/1499/RM WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS

Erection of 7 dwellings (6no. 3 bedroom and 1 no. 4 bedroom), together with associated access, car parking and landscaping. Reserved matters application following outline permission no. WD/2020/1054/O for appearance, landscaping, layout and scale.

One member recalled that in a previous application in Eastbourne Road, tandem parking had not been supported by ES Highways. Therefore it was requested that the case officer be mindful of the view of ES Highways on this type of parking when reviewing the application.

It was questioned whether a caveat could be placed on the car ports, to ensure that these

did not become converted into part of the properties as it could reduce parking provision in future years. The garden space was felt not to be adequate for the design of the properties, which would also correlate with previous comments made in response to an application in Eastbourne Road.

The drawings showed that Plot 2 only had a front garden which was not enclosed.

Members raised their concerns as to whether suitable access could be provided to the site (NPPF 110). The layout and entrance to the site had changed since the application for outline planning permission. It was vital that ES Highways were given an opportunity to respond to this application. The application documentation stated that Church street had a speed restriction of 30mph, when in fact it was 20mph. There was no consideration of access to other forms of sustainable transport – no parking provision was given for cycling, and the visibility splays looked limited onto Regency Close.

With local knowledge of Regency Close, the vehicles that parked both sides of the road and around the junctions daily (many of these vehicles belonging to people working in Uckfield Town Centre) and repeated complaints received in the Town Council office about parking in Regency Close, members were concerned that the access and turning point, would not meet the width restrictions for refuse vehicles and emergency services.

Properties 3 to 6 utilised the roof space for bedroom space. It was questioned whether this would affect privacy to surrounding and adjacent properties.

P20.07.23

It was **RESOLVED** to **OBJECT** to the reserved matters application in its current format for White Gates for the following reasons:

- (i) all of the concerns raised by Uckfield TC Plans Committee in response to outline application for planning permission had not been taken into consideration in the reserved matters;
- (ii) East Sussex Highways needed to be consulted as there had been a change in the access layout for the site;
- (iii) concerns were raised on matters relating to loss of privacy, lack of garden space, car parking and cycle space. All of these matters needed to be readdressed before the application could be considered in more detail.

6.0 DECISION NOTICES

Approve:

WD/2023/1046/F PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS
66 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

WD/2020/2148/F CHANGE OF USE AND REAR EXTENSION AT FIRST FLOOR LEVEL
TO FORM 2 NO. FLATS, TOGETHER WITH ASSOCIATED INTERNAL AND EXTERNAL
ALTERATIONS AT GROUND FLOOR LEVEL.
152-154 HIGH STREET, UCKFIELD, TN22 1AT

WD/2023/1029/F DROPPED KERB AND DRIVEWAY AND PAVEMENT CROSSING
9 THE DRIVE, UCKFIELD, TN22 1BY

Response to Uckfield Town Council: *This application did not need consultation with Highways, However, the Officer Report gave comments below under 'Highways Impact'. The location of the new access is not ideal; however, it's on an Unclassified C road and traffic speeds are likely to be relatively low. Also, the neighbouring junction is 'No Entry' and The Drive is one-way beyond the access so the risk of conflict with other vehicles is also reduced. Also to note is that a minimum distance of 1.5m needs to be maintained between the new access and the telegraph pole.*

WD/2023/0456/LB

THE RATIONALISATION OF A COMPLEX OF FARM BUILDINGS, INCLUDING THE
DEMOLITION OF UTILITARIAN STRUCTURES AND CONVERSION OF EXISTING

BARNS TO CREATE FOUR RESIDENTIAL DWELLINGS. HEMPSTEAD FARM,
HEMPSTEAD LANE, UCKFIELD, TN22 3DL

WD/2023/1064/F
REAR GROUND FLOOR EXTENSION AND GARDEN BUILDING
12 BULLFINCH GARDENS, UCKFIELD, TN22 5YE

Refuse:

WD/2022/0648/MAO
OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS
AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND
OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS
RESERVED APART FROM ACCESS.
LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

The meeting closed at 7.54pm.