



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 24 July 2023 at 7.00pm

Cllr. K. Bedwell (Chair)      Cllr. C. Macve (Vice-Chair)  
Cllr. S. Mayhew              Cllr. P. Ullmann

**IN ATTENDANCE:**

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. 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 was unable to comment on all applications bar  
WD/2023/1743/F 2 Cambridge Way, Uckfield, TN22 2AD and  
WD/2023/1801/F Linden Chase, 29 Uckfield, TN22 1EE

Members noted the declaration.

**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 had been received from Councillors D. Bennett and J. Love

**4.0 MINUTES**

4.1 Minutes of the meeting held on 3<sup>rd</sup> July 2023

**P21.07.23**

Cllr. Ullmann advised the committee clerk that in the Minutes his name should be spelt with two 'n's' and subject to this correction it was **RESOLVED** that the minutes of the Plans Committee of the 3<sup>rd</sup> July 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.

Although not added to the Action List the Chair advised members regarding the appeal by Croudace Homes Ltd, site: Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield TN22 5HA.

As part of the planning appeal the developer had presented some changes to the scheme not previously considered by either Wealden or consultees at the planning application stage. The Chair stated that a senior planning officer had informed that this usually was not allowed and that comments could usually only be made on what was already there. Members knew no reason why the inspector had deemed to allow this.

The Chair informed members that these changes related to the following and urged members to view the documents:

Surface water drainage strategy;  
Site access plans;  
Bus stop improvements;

Speed limit extension;  
Framfield Road improvements;  
Framfield Road improvements 2 and;  
The outline drainage strategy Plan SK05.

The Chair informed members that having looked at the documents in brief that; along Framfield Road the developer's mitigation was to take the road to the gardens of the cottages. She also stated concerns regarding the gradients from one side of the road to the other side of the road and further advised that they were to put in an extra bus stop along Framfield Road, which she felt would not work.

The Chair continued to state that as indicated at Full Council meeting, the Town Council were not going to present an objection under a Rule 6 at the planning appeal, but were to make a statement which would be in support of Wealden District Councillors 'objection' to the plan.

The chair knew of one party who would be presenting an objection under Rule 6 and believed that the residents' group were also to make a statement.

As a positive, as these changes had already now been submitted, should this appeal be unsuccessful to the developer, then there would not be any grounds to immediately resubmit another application.

The committee clerk was requested to send a copy of the appeal notice and links to members.

## **5.0 PLANNING APPLICATIONS**

### **WD/2023/1643/F 5 CALVERT ROAD, UCKFIELD, TN22 2DB**

Extensions and alterations to dwelling.

The Chair re-iterated that Cllr. Mayhew was unable to comment on the application as it was in his district ward.

**P22.07.23** It was **RESOLVED** to support the application as:

- there were precedents for similar extensions in the vicinity;
- there would be no adverse impact to adjoining properties;
- there would be no adverse impact to the street scene.

It was noted Councillor Bedwell abstained from the vote as she felt the site was being overdeveloped and would dominate the street scene.

### **WD/2023/1622/F 1 SHELDUCK AVENUE, UCKFIELD, TN22 5JW**

- 1) To remove wall on south side of property, and introduce a new fence, to include area into the rear garden.
- 2) To remove a fence on the north side of the property, and replace that fence, to include area into the rear garden.
- 3) To erect a greenhouse (6ft x 4ft) in the rear of the garden.
- 4) To erect a shed in the front (south side) of the garden (10ft x 12ft)

This has been discussed at a pre-application meeting PE/2023/0127/E

Permission from Persimmons has been received.

Cllr. Mayhew acknowledged again he was unable to comment or vote as this application was in his district ward.

**P23.07.23** It was **RESOLVED** to support the application as permission from Persimmon Homes had been granted, precedents existed and there were no neighbour objections.

### **WD/2023/1743/F 2 CAMBRIDGE WAY, UCKFIELD, TN22 2AD**

Demolition of existing conservatory, erection of two storey rear extension and side extension. Enlargement of existing porch.

Cllr. Mayhew took part in the committee decision for this application.

**P24.07.23** It was **RESOLVED** to support the application as:

- there would be no adverse impact to neighbouring properties;
- there would be no adverse impact to the street scene;
- there were already several other large properties on Cambridge Way, Claremont Rise and along Snatts Road.

**WD/2023/1005/O 2 MILL DROVE, UCKFIELD, TN22 5AB**

Outline application for 2 dwellings.

The Chair reiterated that Cllr. Mayhew was unable to comment or vote on this application as it was in his ward.

Although members noted that in principle there were positives to the project (ie. It was two small dwellings, in the centre of town, within easy walking distance to services, parking on site, charging bays), it was felt that the design was not good and vehicular problems were negative.

A member also pointed out that the buildings could exacerbate the slide of the land, although it was acknowledged that this could be overcome by building regulations and not a matter for planning.

**P25.07.23** It was subsequently **RESOLVED** to object to the application on the following grounds:

- Due to the raised level of the site in relation to the road the proposed properties would be dominant with a huge blank wall facing Mill Drove which would be detrimental and not in keeping with the street scene and not in accordance with other properties along Mill Drove;
- Concerns that the site access is unsuitable and unsafe:-
  - access unsuitable due to congestion there was already along Mill Drove and the turning in and out of the driveways. A highways report was necessary to assess the entrance from a highways perspective, especially as it would have pavement crossings in and out of the driveway and;
  - access was unsafe due to being virtually opposite the works entrance to Wilmoths Citroen garage which already has high vehicular movements in relation to their business;
- Concerns that the entrance would cause vehicular congestion and be detrimental to the garage;
- Concerns that the entrance would exacerbate parking issues due to loss of on street parking;
- Concerns that heavy construction vehicles and workmen in this area would cause problems with both parking and access in an already congested area;
- Although not a planning matter, the Town Council have historically not been supportive of infilling and members considered this proposal infilling.

**WD/2023/1782/F PRIORY COTTAGE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST**

Proposed garage conversion and extension.

Again Cllr. Mayhew acknowledged he was unable to comment or vote on this application as it was in his ward.

**P26.07.23** It was **RESOLVED** support the application as there were no adverse effects to adjoining owners.

**WD/2023/1801/F LINDEN CHASE, 29 UCKFIELD, TN22 1EE**

Porch extension, replacement roof and renovation of existing bungalow including external sunshade structure and associated landscaping.

Cllr. Mayhew took part in the committee decision for this application.

**P27.07.23** It was **RESOLVED** support the application.

**WD/2023/1771/O LAND TO THE SOUTH SIDE OF EASTBOURNE ROAD, UCKFIELD**

Erection of 9 dwellings and creation of new internal access road.

Prior to the meeting the clerk had requested to have this application deferred to the August meeting so that the consultee reports would be available. This request had subsequently been agreed by Wealden's Planning Officer who also advised that they had been in contact with the WDC Arboriculture Officer about the unlawful felling of trees in 2021 of which they were aware, and that there was a requirement for the owner to replant the trees that were unlawfully felled on the site.

It was subsequently agreed to defer the resolution for this application to the meeting of the 14<sup>th</sup> August 2023.

## 6.0 DECISION NOTICES

### **Approve:**

WD/2023/1326/F PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS  
31 SELBY RISE, UCKFIELD, TN22 5EE

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

#### *Response to Town Council:*

The Town Council's comments are noted. However, in 2021, the Town Council gave support for a similar proposal for change of use of use of a domestic garage to a beauty salon just around the corner from this site at Streatfield Road, only 100m away, whereby "it was resolved to support the application. The committee were pleased to see a new business start-up". This applicant runs an established business, which due to circumstances beyond her control, she was forced to leave her former premises of 27 years, and has subsequently decided to work from home. Given the similarities in terms of the nature of the use and scale of activity, this proposal is met with the same support. No additional members of staff are employed, it is the applicant's own business. The majority of the time only one client at a time would visit the cabin (there would occasionally be some overlap) and all appointments would be pre-booked. Combined with the fact that there is ample driveway parking available for several cars to be parked off the road, it is not considered that this proposal would have any detrimental impact on neighbour amenity by way of either parking issues or disturbance, from one customer visiting the premises for the sole purpose of getting their hair cut, at any one time.

WD/2023/1270/F ERECTION OF GARDEN CABIN IN THE REAR GARDEN  
9 MOORHEN PLACE, UCKFIELD, TN22 5NF

WD/2023/1100/AI THE PROPOSAL COMPRISES 2 NO. FASCIA SIGNS, 1 NO. SERVICE  
SIGN AND 1 NO. ACM SIGN. 4 NO. POST MOUNTED SIGNS ARE ALSO PROPOSED IN  
RELATION TO THE PUBLIC HOUSE.

HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

#### *Response to Town Council:*

Amended plans were submitted that addressed the Town Council's concerns, these removed the illumination from the Co-op signage (signs 1a and 2) and the window graphics were removed from this application for the applicant to consider revised proposals at a later date.

Earlier in the process of the application the totem sign, Item 6, was removed to address Officer's concerns.

WD/2023/1159/AI PROPOSED SUZUKI SIGNS 1X TOTEM SIGN, 3X FASCIA SIGN 1X  
ENTRANCE GATE SIGN, 6X PARKING SIGN 1 X SERVICE CENTRE SIGN  
SUZUKI, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

### **Withdrawn:**

WD/2023/1232/F PROPOSED SINGLE STOREY EXTENSION. EXISTING PORCH TO BE  
REPLACED WITH NEW.

MONKS WALK, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

**Appeal Decision:**

**Dismissed**

WD/2022/2639/F PICKLES, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD TN22 5ST  
APPEAL REF: APP/C1435/D/23/3318491

**Appealed against the refusal decision of Wealden District Council**

WD/2022/1808/F 33 FRAMFIELD ROAD, UCKFIELD TN22 5AH

Proposed extension and conversion of a redundant two-storey office building into three self-contained studio apartments.

Members were happy to see that the Planning authority addressed the Town Council's concerns regarding WD/2023/1100/AI Highlands Inn, Eastbourne Road.

Members noted that the withdrawn application WD/2023/1232/F Monks Walk , Pudding Cake Lane was one of two recent applications for this site.

The meeting closed at 7.29pm.