



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 4th September 2023 at 7.00pm

Cllr. C. Macve (Chair)

Cllr. J. Love

Cllr. S. Mayhew

Cllr. P. Ullmann

IN ATTENDANCE:

2 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 prejudicial interest, and each member present declared a personal interest in item 5.0 Planning applications; WD/2023/2037/F THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY, erection of a single dwelling, as the applicant was on the committee, a town councillor and colleague.

Cllr. S. Mayhew declared an interest in application WD/2023/1949/F land to the side of The Cottage, Eastbourne Road, Ridgewood, Uckfield, TN22 5ST as the application was within his district ward as a Wealden District Councillor.

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

P31.09.23 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/2023/1949/F Land to the side of The Cottage, Eastbourne Road, Ridgewood, Uckfield, TN22 5ST.

Mr Neilly described the proposed dwelling and stated that consideration had been given to the siting of the bungalow with regard to the surrounding boundary trees and neighbouring properties in Highlands Avenue and that this was an infill plot to the side of The Cottage. The proposal would cause no over-looking, or loss of amenity to those dwellings in Highlands Avenue and would use the existing access. The property had an integral garage and an additional parking space and due to the alignment of the driveway allowed for turning space. It would have good visibility from the existing access and its appearance would be as the local vernacular. He passed some photos of a recent similarly designed bungalow in another area.

He stated that the surface water drain would connect to the existing surface water sewer system and that the foul drainage would connect to the adopted public system via Castle Rise, via a small pumping station.

The following questions (Q) were put to Mr Neilly.

(Q). What would happen if a third parking space was needed?

(A). The safest place to park would then be on Castle Rise.

(Q). Had there been any dialogue with ES Highways on the situation and the intensification of traffic along Eastbourne Road?

(A). The application was too small for ES Highways to be a consultee.

Members raised concerns for traffic increase along Eastbourne Road and would like to see a new Sustran data report on vehicular movements, as the last was in 2018.

Mr Neilly stated that in the past he had been advised that congestion was not a reason for refusal and that people suffering congestion would need to change their habits, timings and transport methods.

Mr Neilly informed members that as well as the Town Council, Nature Space was also a consultee due to the site being in the amber zone for the Great Crested Newt. Their response gave suggested planning conditions.

One resident letter of objection had been received against development in general.

Mr Neilly stated that prior to the application the core neighbouring residents had been consulted.

P32.09.23 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies for absence were received from Cllrs. K. Bedwell and D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 14th August 2023

P33.09.23 It was **RESOLVED** that the minutes of the Plans Committee of the 14th August 2023, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members considered the action list previously circulated and agreed to delete the following items:-

WD/2023/1100/AI Highlands Inn, Eastbourne Road, TN22 5SP

WD/2023/1771/O Land to south side of Eastburne Road.

Members were asked to give a response on application WD/2023/1894/FA 66 Streatfield Road as per the procedure for planning applications outside the cycle of meetings, following an update by the planning officer to members queries, as recorded in minutes of the Plans Committee of the 14th August 2023.

5.0 PLANNING APPLICATIONS

WD/2023/2037/F THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

Erection of a single dwelling.

Members declined to comment on the above application due to their personal interest previously declared.

WD/2023/1949/F LAND TO THE SIDE OF THE COTTAGE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

Construction of detached 3-bedroom chalet bungalow and all ancillary works including; access, amenity and landscaping.

Cllr. Mayhew did not take part in the discussion or resolution for the application due to his prior declared potential interest as a District Councillor.

P28.08.23 It was **RESOLVED** to support the application with the recommendation that permitted development rights were removed, due to the limited parking provision on the site.

WD/2023/2116/F 15 EAGLE CLOSE, UCKFIELD, TN22 5WL

Conversion of garage into study.

P28.08.23 It was **RESOLVED** to support the application as there was no planning reasons to object. However, members would advise the applicant that this area was prone to flooding from Framfield Stream and noted soil erosion.

6.0 DECISION NOTICES

Approved:

WD/2023/1501/F

PROPOSED TWO STOREY REAR EXTENSION, PORCH & DRIVEWAY
24 ROCKS PARK ROAD, UCKFIELD, TN22 2AX

WD/2023/1643/F

EXTENSIONS AND ALTERATIONS TO DWELLING.
5 CALVERT ROAD, UCKFIELD, TN22 2DB

WD/2023/1782/F

PROPOSED GARAGE CONVERSION AND EXTENSION PLUS RAISED TERRACE TO
THE REAR
PRIORY COTTAGE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

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

The clerk advised that the report for comments for planning application WD/2023/0693/F Mountneath, North Row TN22 1ET will now be included in the Plans agenda of the 25th September 2023.

8.0 TO CONSIDER RESPONSES TO THE DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES (DLUHC) CONSULTATION ON LOCAL PLANS

Members considered the contents of the report. The Chair allocated the questions between members and requested that they respond individually to the Chair; Cllr. Macve, before the 19th September, in order that a definitive response could be given to the clerk prior to the deadline.

The meeting closed at 7.39pm.