



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 25<sup>th</sup> September 2023 at 7.00pm

Cllr. K. Bedwell (Chair)    Cllr. C. Macve (Vice Chair)    Cllr. J. Love  
Cllr. S. Mayhew            Cllr. D. Bennett                    Cllr. P. Ullmann

**IN ATTENDANCE:**

Linda Lewis – Administrative Officer  
Holly Goring – Town Clerk  
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 in item 8.0 Land at Downlands Farm due to his link with The League of Friends of Uckfield Community Hospital.

Cllr. S. Mayhew declared an interest in item 8.0 Land at Downlands Farm due to his role as a Wealden District Councillor, to ensure that there was no case of pre-determination of the application at a later stage.

Cllr. J. Love declared a personal interest in item 5.0 Planning Applications for application WD/2023/2212/F 6 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY, first floor addition, as she knew the client well.

**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**

None.

**4.0 MINUTES**

4.1 Minutes of the meeting held on 4<sup>th</sup> September 2023

The committee clerk advised that there was an error in the resolution numbers on two applications within the Minutes, these should have been resolution numbers as follows:

WD/2023/1949/F LAND TO THE SIDE OF THE COTTAGE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST – P34.09.23 and;

WD/2023/2116/F 15 EAGLE CLOSE, UCKFIELD, TN22 5WL – P35.09.23

**P36.09.23** Subject to the above amendment it was **RESOLVED** that the Minutes of the Plans Committee of the 4<sup>th</sup> September 2023, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the action list.

## 5.0 PLANNING APPLICATIONS

### WD/2023/2140/F JACARANDA, HIGHVIEW LANE, RIDGEWOOD, UCKFIELD, TN22 5SY

Extensions and associated alterations.

**P37.09.23** It was **RESOLVED** to support the application on the following grounds:

- The proposed would be in keeping with the other dwellings in the vicinity;
- It would be proportionate to the large site;
- Previous reasons to object had been rectified.

### WD/2023/2142/FR 27 MICHELHAM ROAD, UCKFIELD, TN22 1NA

Retention of existing boundary fence.

**P38.09.23** It was **RESOLVED** to object on the following grounds:

- It would be detrimental to the open plan nature of the estate, which when originally built was awarded for its design.

Members felt that the proposal would not positively contribute to the three development objectives outlined in the National Planning Policy Framework (an economic objective; a social objective; an environmental objective) and would therefore disagree with the 'Analysis' within the Design and Access Statement.

### WD/2023/2212/F 6 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY

First floor addition.

Cllr. Love reiterated her declaration of personal interest and took no part in the discussion or vote on this application.

**P39.09.23** It was **RESOLVED** support the application on the following grounds:

- Similar large detached properties were in the vicinity and therefore it would be in keeping with the area;
- The modern addition would be in character with the relatively modern building;
- It would not be considered an overdevelopment of the site.

### WD/2023/2215/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 in the rear of the garden;
- 4) To erect a shed in the front (south side) of the garden.

**P40.09.23** It was **RESOLVED** to strongly object to item number 4) on the following grounds:

- To erect a shed in the front of the garden would be detrimentally out of character and out of keeping with the street scene, and would be prominently seen on entry to the estate;
- Concern that this would set a precedent.

Members also referred the previous decision notice for objection of a 7m fence and stated that the same reason to object would apply regarding erection of a shed in the front garden. REASON: To safeguard the appearance of the building and the visual amenities of the locality and to comply with Spatial Planning Objectives SPO2 and SPO13, and Policy WCS14, of the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraph 130 of the National Planning Policy Framework 2021.

It was noted that permission for item numbers 1), 2) and 3) had already been granted subject to conditions.

### WD/2023/2279/F OLD TILES WEST, HEMPSTEAD ROAD, UCKFIELD, TN22 1DZ

Ground floor side extension.

**P41.09.23** It was **RESOLVED** to support the application as there was no planning reason to object to this ground floor single storey extension on a large plot.

## 6.0 DECISION NOTICES

### **Approved:**

WD/2023/1743/F

DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF TWO STOREY REAR EXTENSION AND SIDE EXTENSION. ENLARGEMENT OF EXISTING PORCH.  
2 CAMBRIDGE WAY, UCKFIELD, TN22 2AD

WD/2023/1355/F

ERECTION OF ILLUMINATING BOLLARDS ALONG ACCESS DRIVE AND CAR PARK  
ROCKS PARK SCOUT HQ, ROCKS PARK ROAD, UCKFIELD, TN22 2AY

WD/2023/1622/F

RE-SITING OF THE BOUNDARY TO THE NORTH AND SOUTH, ERECTION OF AN  
OUTBUILDING AND GREEN HOUSE TO THE REAR  
1 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

WD/2021/0903/F

CONVERSION OF EXISTING DWELLING INTO 2, 3 BED DWELLINGS WITH THE  
ADDITION OF A REAR SINGLE STOREY EXTENSION AND FIRST FLOOR EXTENSION.  
CLINTZ, SELBY GARDENS, UCKFIELD, TN22 5EF

WD/2023/1591/F

FIRST FLOOR REAR EXTENSION, LANDSCAPING TO REAR GARDEN, GARDEN  
ROOM AND GREENHOUSE  
TELS MAURE, NEW PLACE, UCKFIELD, TN22 5DP

WD/2023/1894/FA

VARIATION OF CONDITION 3 OF WD/2022/2110/F (ERECTION OF A SINGLE AND  
TWO STOREY REAR EXTENSION) FOUNDATION TO MOVE OUTSIDE OF 500M  
EXCLUSION ZONE OF A FOUL SEWER  
66 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

### **Refused:**

WD/2023/1864/F

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

### **Withdrawn:**

WD/2023/1771/O

ERECTION OF 9 DWELLINGS AND CREATION OF NEW INTERNAL ACCESS ROAD.  
LAND TO THE SOUTH SIDE OF EASTBOURNE ROAD, UCKFIELD

### **Response to Town Council:**

WD/2021/0903/F CLINTZ, SELBY GARDENS, UCKFIELD, TN22 5EF

*While the proposal would see a semi-detached situation created, visually the building would still appear as one whole dwelling. There are other dwellings which have dormers at front and rear in the same stretch, and there are PD rights available which could feasibly see a 'chalet' style dwelling created. There are also policies which support sub-division of existing properties. The parking provision is acceptable in terms of the dwelling sizes. With regard to ecology, the site is some way from the Ancient Woodland, and is not considered to affect the trees in the playing fields, which is at a much higher level at the rear.*

WD/2023/1894/FA 66 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

*The applicant has been liaising with Southern Water regarding appropriate permissions and guidance.*

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.**

Members noted the report which detailed the Town Council's responses for the following applications.

### **WD/2023/0693/F MOUNTNEATH, NORTH ROW, UCKFIELD, TN22 1ET**

Addition of a new second floor containing a two-bedroom penthouse apartment and the conversion of the existing integral garage/loggia to form an additional one-bedroom garden flat with improved amenity space and parking facilities for the existing and proposed dwellings within the building.

### **WD/2023/1894/FA 66 STREATFIELD ROAD, UCKFIELD, TN22 2BQ**

Variation of condition 3 of WD/2022/2110/F (erection of a single and two storey rear extension) foundation to move outside of 500m exclusion zone of a foul sewer.

## **8.0 LAND AT DOWNLANDS FARM, UCKFIELD - CONSULTATION ON AMENDED PLANS AND NOTICE OF SUBMISSION OF FURTHER ENVIRONMENTAL INFORMATION DURING COURSE OF APPEAL.**

Appellant: Gleeson Land and John Alison Land and Research Ltd

Appeal Reference: APP/C1435/W/23/3321978 (Ref WD/2022/1637/MEA)

Inquiry Opens: 10am – 24 October 2023.

Amended plans comprise:

- SANG Overview Plan ["Rev D"] and SANG: Detailed Hard and Soft Landscape ["Rev J"] - both updated changing SANG footways within areas of Ancient Woodland from "Unsurfaced Footpath with Loose Log Edging" to "Timber Boardwalk";
- Proposed SANG Boardwalk - new plan showing indicative detail of proposed boardwalk within SANG;
- Proposed SANG Access and Pedestrian Crossing Point ["Rev B"] – updated showing extended footway on north-eastern side of proposed SANG access; and
- Proposed Emergency Access ["Rev D"] – updated showing 'Keep Clear' markings on A22 adjoining exit of proposed emergency access point.

Cllr. Macve, due to his pecuniary interest left the meeting.

Members discussed whether they would want to make a further statement to the core statement already submitted, as duplication was to be avoided.

**P42.09.23** Members **RESOLVED** to give a verbal statement at the Planning Inquiry which was due to commence on 24 October, and were asked to forward to the clerk (and specified persons copied in) by Sunday 8<sup>th</sup> October, any thoughts on the amended plans and any additional detail/clarification to points within the core statement, but without duplicating previous comments made.

The meeting closed at 7.48pm.