



## UCKFIELD TOWN COUNCIL

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
**Monday 25<sup>th</sup> September 2023**  
**Council Chamber, Civic Centre, Uckfield at 7.00pm**

### AGENDA

Under the Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

#### **1.0 DECLARATIONS OF INTEREST**

Members and Officers are reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this Agenda. Should any Member consider that they require a dispensation in relation to any prejudicial interest that they may have, they are asked to make a written application to the Clerk well in advance of the meeting.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

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

Members of the public are requested to notify the Town Council in advance of the meeting by emailing [admin@uckfieldtc.gov.uk](mailto:admin@uckfieldtc.gov.uk)

#### **3.0 APOLOGIES**

#### **4.0 MINUTES**

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

4.2 Action List – attached.

**5.0 PLANNING APPLICATIONS** – attached.

**6.0 DECISION NOTICES** – attached.

**7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS** – attached.

#### **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

Town Clerk  
19<sup>th</sup> September 2023

## 5.0 PLANNING APPLICATIONS

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

Extensions and associated alterations.

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

Retention of existing boundary fence.

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

First floor addition.

### 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.

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

Ground floor side extension.

## 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.*

**Meeting of the Planning Committee**  
**Monday 25<sup>th</sup> September 2023**

**AGENDA ITEM 7.0**  
**TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS.**

**1.0 Summary**

- 1.1 The report provides the Town Council's comments and observations on the applications listed that were not placed on an agenda as their date for response falls outside the usual cycle of Plans Committee meetings.

**2.0 Background**

- 2.1 At a meeting of Full Council on 8 April 2013 a resolution was made on the procedure for the Town Council's comments and observations on applications for which Wealden District Council need a response that would fall outside the usual cycle of planning meetings. FC.77.04.13.

**3.0 Procedure**

- 3.1 The following application was emailed to plans committee members for consideration.

The Following Public notice was put up on 22<sup>nd</sup> August 2023

**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.

The following application was included in the agenda of the 14<sup>th</sup> August but could not be determined at that time and was resolved outside the cycle of the Plans Committee meetings:

**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.

**4.0 Declaration of Interests**

- 4.1 Cllr. Macve declared a personal interest in application WD/2023/0693/F Mountneath, North Row, Uckfield, TN22 1ET as he knows the applicant well.

**5.0 Comments**

**5.1 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.

See page 2/3.

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**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.

*Uckfield Town Council support the application for the additional single storey element at the rear of the two-storey extension as approved, subject to meeting the distance requirements to the sewer as per the construction advice given by Southern Water.*

**6.0 Recommendations**

- 6.1 It is recommended that members note the report.  
Contact Officer: Linda Lewis

**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.

See page 2.

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

1. Over development of the site.
2. The proposal would be a very over bearing and dominating appearance to the dwellings in this road; the houses next door, the original cottages in North Row. It would cause a loss of light to neighbouring properties and detrimentally affect the street scene.
3. Concerns for loss of privacy to other properties in Hughes Way, particularly if some/all trees were to be removed.
4. North row is an unadopted road and there are many restrictions regarding manoeuvrability on this road. It is very narrow, very limited spaces for parking and as one resident has noted in his response that waste collections were already an issue.
5. We would request that WDC Waste are consulted on this application. It was noted that there was no mention of waste bin storage on the block plan.
6. Concerns regarding the parking in the point and would question if there was enough space for cars to manoeuvre safely when reversing out of a parking space. To note with 4 flats proposed there would be only one visitor parking space and North Row does not have capacity for parking within it. Also the nearby sections of London Road/the High Street do not have capacity to take any out-spill of visitor parking due to restrictions, requirements for other existing residents, double yellow lines and side roads/businesses. We would question whether this proposal for parking would comply with ESCC highways requirements for parking space allowance.
7. Member also noted that North Row does have a public right of way along its full length from Manor End to / From London Road and a public access point from Hughes way. It is walked by many pedestrians to and from the Churchcoombe Estate, Hughes Way and the residents that live on the road. An additional set of car movements would cause safety concerns.
8. The proposed design is out of keeping and would not compliment the historical design within this location. It would not match the existing Victorian property or the cottages. It was noted that the 1920's addition also does not suit the Victorian property, however to make the proposed changes detracts even more from the appearance.
9. Changes to roof ... there was no bat survey as suggested at pre application meeting. There is a lot of wildlife in the corridor between the back of the High Street/London Road houses and those on Manor End. The wildlife corridor was believed to be an ancient Ghyll which starts up the back of Uplands Close and runs down to the top of North Row where it did meet a newt pond, where the current Hughes Way play park now is. So there is a high probability that bats are in the area. A survey must be completed and presented. It was understood that the natural water line is piped in from this point and runs under Manor Way, and eventually to the river Uck via various culverts.

Enclosed is a Google map image showing the corridor and Arcgis mapping showing the natural water lines.

