



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 16<sup>th</sup> October 2023 at 7.00pm

Cllr. K. Bedwell (Chair)    Cllr. C. Macve (Vice 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 interest that they may have in relation to any item on the agenda.

Cllr. S. Mayhew declared an interest in the following planning applications under item 5.0, 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.

WD/2023/2193/O land on the south side of Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL and;

WD/2022/2785/MAO land north of Eastbourne Road, Uckfield.

Cllr. J. Love declared a personal interest in item 7.0 Consultation Under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Installation of Solar PV Panels, Rocks Park CP School, Lashbrooks Road, Uckfield, as she knew the Chair of Governors of the school due to a connection with the Bonfire Society.

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

None.

**3.0 APOLOGIES**

Apologies for absence were received from Cllr. D. Bennett.

**4.0 MINUTES**

**4.1 Minutes of the meeting held on 25<sup>th</sup> September 2023**

**P43.10.23** It was **RESOLVED** that the Minutes of the Plans Committee of the 25<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/2023/2193/O LAND ON THE SOUTH SIDE OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL**

Outline application for the demolition of existing structures and the erection of up to 9 dwellings (with all matters reserved except access). Access to be achieved from Lewes Road.

Members highlighted the concerns of the water authority who had objected based on the high-risk of surface water and lack of information in the proposal.

The Chair stated her concerns regarding the positions of the bus stops. The proposed two bus stops, a crossing and then a turning would make it very tight. As information was limited on the visibility splays and proposed traffic movements turning into the development, doubts were raised by committee members about whether they were in fact able to comment on the access without having seen a consultation response from ES Highways. Members discussed the safety concerns of the traffic along Lewes Road, due to the fact that there were two entrances to the Taylor Wimpey site (including Red Clover Road), the road calming layout, the entrance to Ridgewood House, the New Road junction, another bus stop, then the shop, then a bus stop, and then the proposed development entrance to Siggs Yard, and another turning in a narrow road with narrow pavements. Access points would also need to accommodate refuse vehicles.

Members questioned the connections to Southern Water.

Similarities were made to the Siggs Yard application on Lewes Road and the drainage issues along Lewes Road would apply to this application, as would the foul water flooding and Highways safety. Members were aware that there were issues with flooding in neighbouring properties to the Taylor Wimpey site, which had yet to be resolved. A committee member referenced a map of the waterways at an adjacent area to the site which supported their concerns about drainage.

It was mentioned that the applicant had looked at local buildings to reflect similar characteristics, but there were no photos reflecting 'local architecture'.

It was thought that a response from the Town Council would be premature as a number of statutory consultee responses remained outstanding, crucially ES Highways and waste management.

**P44.10.23** Members subsequently **RESOLVED** that it was not possible to submit comments until consultee reports were available from ES Highways, and Waste Management. Members instructed the Clerk to ask that the Town Council be reconsulted once these reports were available. Members would also ask that, if possible, the issues between the applicant and WDC Drainage regarding the storage tank and the pump be resolved.

Both members of the public left the meeting.

#### **WD/2021/0744/FR COOMBE BANK, SNATTS ROAD, UCKFIELD, TN22 2AN**

Retrospective conversion from garage to annexe accommodation and holiday let.

Members discussed the fact that generally the Town Council did not like retrospective applications. One member felt that a holiday let in that position was dangerous due to the layout of the road (narrow and the bend in the road with houses immediately opposite). They felt that visitors unfamiliar with the road would be at risk.

However, it was noted that the premises had been in use as a B & B since 2018 and that an enforcement notice of 2021 had not been acted upon for two years.

**P45.10.23** It was **RESOLVED** to object to the application on the following grounds:

- the conversion would not be in keeping with the area;
- an application for change to business use would also be necessary and this had not been made, and;
- the property had been used as a holiday let since 2018, and despite being issued with an enforcement notice in 2021, the owners continued to run the let without permission.

#### **WD/2022/2785/MAO LAND NORTH OF EASTBOURNE ROAD, UCKFIELD**

Outline application for the erection of up to 145 dwellings with public open space, landscaping and sustainable drainage system (SUDS), vehicular access point and provision for suitable alternative natural green space (SANG). All matters reserved except for means of access.

Cllr. S. Mayhew reiterated his interest in the application due to his role as a District Councillor and made no comment and did not vote on the resolution.

The Chair stated that she understood there to be one new document from ES Highways and read the 'Overall Summary' from their consultation report of the 4<sup>th</sup> October 2023. It was also mentioned that the highways authority had previously stated that the town was at capacity.

- P46.10.23** It was **RESOLVED** to object on the following grounds as in Minutes of the 9<sup>th</sup> January 2023 with the addition of points (xii) to (xvii)
- (i) overdevelopment of a greenfield site;
  - (ii) isolation of a development in terms of distance from the nearby settlements of Uckfield and village of Framfield;
  - (iii) the application being located within the parish of Framfield but set on the outside boundary of the parish, and away from the village settlement;
  - (iv) the main highway access point onto a road of national speed limit, with no supporting information to demonstrate discussions on traffic calming measures;
  - (v) flaws and inaccuracies within the data presented in the interim travel plan in particular relating to walking distances, key facilities and services, and train and bus service information;
  - (vi) the lack of proposals or information to demonstrate the provision of sustainable transport options to support the development;
  - (vii) detrimental impact on the designated areas of ancient woodland, and lack of consideration or reference to the provision of an appropriate buffer zone and protection of this important and historic habitat, thus breaching NPPF 179, 180, 185b and 174;
  - (viii) the increased risk of flooding and pollutants to Framfield Stream, and adjacent business - Framfield Fisheries. Framfield Stream badly flooded Bird in Eye Hill for the first time since 2000 this winter, and concerns have been raised as a result;
  - (ix) the risks involved in using a pumped system for drainage;
  - (x) no approved or draft Local Plan to determine infrastructure and highway capacity or network changes to support the application;
  - (xi) the setting of a high voltage power line across the site and lack of information or reference to this within the application;
  - (xii) the view to the Oast House across to Bird in Eye will be blocked detrimentally - affecting the landscape;
  - (xiii) the development would be contrary to EN1 EN12, EN13, EN15, WDCLP 1998, WCS12 2019, and loss of habitat connectivity NPPF174;
  - (xiv) concerns regarding the landscape and heritage;
  - (xv) damage to the flora and fauna and existing vegetation and soils because of the footpath they proposed to add within the SANGS;
  - (xvi) concerns that the walkway would cause a breakdown in habitat connectivity for protected species and against NPF174C;
  - (xvii) agreement with the objections raised by ES Highways.

**WD/2023/2408/F AND WD/2023/2406/LB 1 CORNFORDS YARD, THE GRANARY, HIGH STREET, UCKFIELD, TN22 1RJ**

Erection of photovoltaic panels on existing roof areas to curtilage listed converted office building.

Cllr. C. Macve declared a personal interest in applications WD/2023/2408/F and WD/2023/2406/LB as he knew the applicant very well and took no part in the discussion or the resolution for this application.

It was noted that an updated Conservation Officers report was outstanding and that there was no updated structural report or heritage report.

**P47.10.23** It was **RESOLVED** to make a request to Wealden DC to be reconsulted on this application after the Conservation Officer's report and Heritage Officer's report were available.

**WD/2023/2353/F 11 LYEWOOD WAY, UCKFIELD, TN22 5GL**

Loft conversion with Velux windows.

**P48.10.23** It was **RESOLVED** to support the application, subject to ensuring that there would be enough parking for a five-bedroom dwelling, and if the turning circle was in fact adopted, ensuring that there was enough capacity.

**WD/2023/2271/F 6 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET**

To remove brick/wood pillars supporting a front elevation flat roof and build a single storey front porch.

**P49.10.23** It was **RESOLVED** to support the application by majority.

Two members had concerns that the proposal would alter the street scene and make the property out of keeping with the design of others on the street.

## 6.0 DECISION NOTICES

**Approved:**

WD/2023/1801/F

PORCH EXTENSION, REPLACEMENT ROOF AND RENOVATION OF EXISTING BUNGALOW INCLUDING EXTERNAL SUNSHADE STRUCTURE AND ASSOCIATED LANDSCAPING.

29 LINDEN CHASE, UCKFIELD, TN22 1EE

WD/2023/2116/F

CONVERSION OF GARAGE INTO STUDY

15 EAGLE CLOSE, UCKFIELD, TN22 5WL

**Withdrawn:**

WD/2023/2037/F

ERECTION OF A SINGLE DWELLING

THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

**Appealed:**

WD/2022/1993/F Erection of a building Containing 5 no flats

Land to the rear of 101 High Street, Uckfield TN22 1RN

Planning Inspectorate Ref: APP/C1435/W/23/3324136

Members noted the decision notices.

## 7.0 CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015-

Installation of Solar PV Panels

Rocks Park CP School, Lashbrooks Road, Uckfield East Sussex TN22 2AY.

Members were to decide this application outside the cycle of the meeting.

The meeting closed at 7.50pm.