



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 6 November 2023 at 7.00pm

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

IN ATTENDANCE:

Cllr. P. Selby – as a member 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. 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/2023/0930/MRM - Land off Eastbourne Road, Uckfield

WD/2023/1499/F - White Gates, Regency Close, Uckfield, TN22 1DS

Cllr. Macve declared a prejudicial interest in application number WD/2023/1499/RM - White Gates, Regency Close, Uckfield due to having close association with the neighbouring property.

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

None.

3.0 APOLOGIES

No apologies were received.

4.0 MINUTES

4.1 Minutes of the meeting held on 16th October 2023

P50.11.23 It was **RESOLVED** that the Minutes of the Plans Committee of the 16 October 2023, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted the action list.

5.0 PLANNING APPLICATIONS

Cllr. Mayhew reiterated his interest in the following application and took no part in the discussion or the resolution.

WD/2023/0930/MRM LAND OFF EASTBOURNE ROAD, UCKFIELD

Reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission WD/2020/0410/MAO (Outline planning application for up to 90 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point from Eastbourne Road and associated ancillary works).

The Clerk had previously circulated an extract of the minutes from the Town Council's Plans Committee on 12 June 2023 which related to this application.

The Chair stated that the changes relevant to the Town Council at the current meeting included reports from ES Highways and Southern Water. Both of which still objected to the development plans.

Concerns continued to be expressed on the evacuation of water from the site into Framfield and Ridgewood streams. Framfield stream fed into the River Uck before it reached Uckfield town centre, and therefore increased water volume from surface water drainage into the stream would have greater impact and influence on flood risk to the town centre and surrounding properties. The evidence submitted to the recent Bird in Eye Planning Inquiry which highlighted concerns of flood risk from Framfield Stream would also apply to this application.

Members were reminded that Fernley Park pond had in the past overflowed, and they discussed how any drainage on the north side of Fernley Park fed into Framfield Stream. For this reason, members requested that Wealden DC Drainage (officer) should take into consideration a document submitted by Duncan Bennett (Cllr. D. Bennett) to the Bird in Eye Farm Planning Inquiry when assessing the impact of this development on flood risk. It was stated that due to the clay soil of the area substantial flooding could happen on hill tops as pull away occurred on the top surface of the soil.

Members reiterated, that the drainage element of planning applications should not be considered individually, particularly those in close proximity to flood risk zones and flood plains. The impact from all surface drainage impacting the streams and tributaries which led into the River Uck needed to be assessed in detail.

One member also reported that the water levels of Ridgewood Stream were thankfully not as high during the recent heavy rain and had some capacity, but this would change if developments continued being built.

P51.11.23 Following discussion it was **RESOLVED** to OBJECT to the application based on the grave concerns of the Plans Committee with regards to the flood risk from the Framfield stream. Plans Committee also supported the comments made by updated consultee statements.

The Clerk was asked to forward to Wealden District Council Planning department, the submission of Duncan Bennett (Cllr. D. Bennett) regarding history of extensive flooding in the area which although written for the Planning Inquiry for WD/2021/2198/MAO (Land at Bird In Eye Farm, South of Bird In Eye Hill, Framfield, TN22 5HA), was relevant to this application.

WD/2023/2524/F 3 NIGHTINGALE RISE, EASTBOURNE ROAD, RIDGEWOOD, TN22 5ST
Removal of garden shed, conversion of garage to residential annexe for family member, extension to roof for dormer and side of garage for storage.

Members were aware that this application had since been withdrawn. No further discussion was required.

WD/2023/2521/F 13 OAK TREE COURT, UCKFIELD, TN22 1TT
Two storey side extension - raising roof level of existing garden building.

P52.11.23 It was **RESOLVED** to SUPPORT the application as there were no grounds for objection. There were similar extensions within the vicinity and this would cause no overlooking to the front or to the rear of the property.

Cllr. Mayhew reiterated his interest in the following application and took no part in the discussion or the resolution.

Due to his earlier declaration of interest Cllr. Macve left the meeting and took no part in the discussion of the vote on the following application.

WD/2023/1499/F WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS

Demolition of existing dwelling and erection of 7 no. dwellings, together with associated access, car parking and landscaping.

The Clerk had previously circulated the earlier full response (extract of the minutes) of the Town Council from the Plans Committee meeting on 3 July 2023. As the site access had been moved, the 'Reserved Matters' application was not upheld and therefore this application had returned as a 'full application'.

One member mentioned concerns regarding Plot no 2 which would have no garden and could lead to a fence being erected. Concerns were also raised regarding the movements of construction vehicles to and from the site and parking issues. Regular reports of inaccessibility and poor on-street parking behaviour were made to the Town Council office, Sussex Police and Wealden District Council, in Regency Close. Further concerns were raised for the resident of 18 Regency Close as since the site access had been moved, the access to her existing garage would be restricted.

P53.11.23 It was **RESOLVED** to OBJECT to the application for reasons previously given. Members of Uckfield Town Council's Plans Committee requested that Wealden DC visit the site before consideration by given by delegated authority or Wealden DC Planning Committee North to make sure that the resident of 18 Regency Close would not have restricted access into their existing garage, as this would sit opposite the proposed new access.

Cllr. Macve returned to the room to participate in the remainder of the meeting.

WD/2023/2479/F BUDLETTS LODGE, LONDON ROAD, UCKFIELD, TN22 2EA

Extension of double garage to form a granny annexe.

Members discussed the application and their collective opinion was that it would be a very large, dominant building within a rural setting. They considered it to be overdevelopment within the size of the plot, and not fitting with the annexe description.

It was noted that in the design and access statement the building was for family and friends. However, members were concerned that the premises could be used for Air B&B, bed and breakfast or letting. It was noted there was no disabled access.

A member queried that as the Lodge was part of the Streatfeild Estate, the application would need to be looked at in the same context as the Land at Downlands Farm because a carriageway was next to the land and it backed onto woodlands. Although it was acknowledged that this was non ancient woodland, it was questioned if it should be classified as a non-designated heritage asset as it backed onto woodland, Blackhouse Farm was located adjacent, (which was a listed building) and a medieval wall.

There were also concerns with the proposed height - being dominant to the lodge house which was a chalet. The site backed onto the land of Downlands Farm and should be looked at in regards to heritage, landscape, woodland flora and fauna.

P54.11.23 It was **RESOLVED** to OBJECT to the application on the following grounds and that a restrictive covenant should be included within any approval, in order to prevent the property being split into two properties in the future and prevent it from being used for commercial gain:

- Overdevelopment within the size of the plot;
- Dominance within a rural setting due to its height and size;
- Having an adverse impact to the rural setting;
- Being contrary to NPPF 185, 196
- As once being part of the Streatfeild Estate (as above), it was questioned whether it should be looked at in the same context as Land at Downlands Farm and would request reports on heritage; landscape; woodland, flora and fauna;
- Questioned if the existing garage was to be used for domestic space and if so, then a separate planning application would need to be made.

6.0 DECISION NOTICES

Approved:

WD/2023/0451/F DEMOLITION OF EXISTING GARAGE AND ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS ALONGSIDE ASSOCIATED SHEDS, CREATION OF NEW ACCESS AND SIX PARKING SPACES. 15 FIRLE GREEN, UCKFIELD, TN22 1NP

WD/2023/2279/F GROUND FLOOR SIDE EXTENSION OLD TILES WEST, HEMPSTEAD ROAD, UCKFIELD, TN22 1DZ

WD/2023/2140/F EXTENSIONS AND ASSOCIATED ALTERATIONS JACARANDA, HIGHVIEW LANE, RIDGEWOOD, UCKFIELD, TN22 5SY

WD/2023/2212/F FIRST FLOOR ADDITION 6 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY

WD/2023/2215/F RE-SITING OF THE BOUNDARY TO THE NORTH AND SOUTH, ERECTION OF AN OUTBUILDING AND GREENHOUSE TO THE REAR 1 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

Response to Town Council:

WD/2023/0451/F DEMOLITION OF EXISTING GARAGE AND ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS ALONGSIDE ASSOCIATED SHEDS, CREATION OF NEW ACCESS AND SIX PARKING SPACES. 15 FIRLE GREEN, UCKFIELD, TN22 1NP

Officer comments: Vehicle access across pedestrian pavements is a common arrangement. Turning space is not deemed necessary for all types of residential development and this type of arrangement is common within the housing estate. The size of each parking space would be in accordance with ESCC guidance, and no objections are raised to the tandem parking arrangement as this would be for individual properties and would therefore raise no parking conflicts.

WD/2023/2215/F RE-SITING OF THE BOUNDARY TO THE NORTH AND SOUTH, ERECTION OF AN OUTBUILDING AND GREENHOUSE TO THE REAR 1 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

Officer response: The application was previously supported by the Town Council with part 4 (erection of a shed to south side) having previously been granted planning permission by application WD/2023/1622, the applicant wished to modify the boundary treatment to the south west from brick to close board fence with changes to any other part of the approved application. The proposal to the shed is identical to the previously approved application and will be screened by the proposed boundary treatment in its amended form.

Appealed:

WD/2022/0648/MAO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Proposal: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS. Planning Inspectorate ref: APP/C1435/W/23/3330872

Members noted the decision notices.

7.0 LAND AT DOWNLANDS FARM – STATEMENT READ OUT AT THE PUBLIC INQUIRY ON 24TH OCTOBER 2023

Attached – copy shared for information only

Noted.

The meeting closed at 7.35pm.