



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 27th November 2023 at 7.00pm

Cllr. C. Macve (Vice Chair)
Cllr. S. Mayhew

Cllr. J. Love
Cllr. P. Ullmann

IN ATTENDANCE:

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, but none were forthcoming.

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 Cllrs. K. Bedwell and D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 6th November 2023

P55.11.23 It was **RESOLVED** that the minutes of the Plans Committee of the 6th November 2023, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted no change to the action list.

5.0 PLANNING APPLICATIONS

WD/2023/2641/F TRIBUNE HOUSE, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

Change of use of commercial building to a mixed F1(F) use class 'public worship or religious instruction' and F2(B) use class 'community hall or meeting place'.

Members discussed the fact that Kings Church were a substantial customer of the Town Council and concluded that there would be a conflict of interest.

P56.11.23 It was subsequently **RESOLVED** that members were unable to support or object to the application. However, members would raise the following points for the attention of the planning officer:

- The applicant's letter stated that the site was within Flood Zone 2, however the planning Officer stated that it was within Flood Zone 3. If in fact the site were in Flood Zone 3, would Wealden DC require more information, since flood risk policies that were relevant to the original building could have been updated;
- There was mention of a reservoir to the South East, however, members did not know of one. It was suggested that perhaps they were referring to the sewerage pumping station;
- Members were keen to see a response from ES Highways regarding traffic movements in comparison to what exists;
- The application quoted Wealden Saved Policy 07; sustainable to the development which was to encourage the reduction of the need to travel by car. However, whilst the applicant proposed to increase the number of parking spaces, the design and access

statement mentioned being close to the train and bus stations. This seemed contradictory and should be queried with ES Highways;

- Would query if the Kings Church sign on the front of the building would be illuminated or not, and if it were, questioned if this should need a separate planning application;
- We would remind Wealden DC that there were discussions between Lawsons Commercial and an interested party for the site's continuing commercial use. Since commercial use of the premises would be favourable, members felt Wealden DC should investigate whether these discussions were terminated or on-going. Were Wealden DC satisfied that the premises had been advertised adequately for commercial use.

It should also be added, that the supporting documents rightly stated that the applicant gave a presentation to the Town Council however, it was not correct that members were in favour of the application. Members gave no opinion at that time and thanked them for explaining their initial proposals for purchasing the site

WD/2023/2721/LB 180 HIGH STREET, UCKFIELD, TN22 1AX

Closure works to Lloyds bank including external de-branding and internal removal of furniture, fixings and equipment.

P57.11.23 It was **RESOLVED** to support the application as long as the front elevation of the building was put back to how it was originally. However, the illustration showed the night safe remaining on the front elevation. It was felt that this should be removed.

WD/2023/2692/F 122 HIGH STREET, UCKFIELD, TN22 1PX

Closure works to Halifax Bank to de-brand externally by removing the fascia/projecting signs and ATM and making good the exterior of the building.

P58.11.23 It was **RESOLVED** to support the application with the exception that the panel with the night safe on the front elevation was returned to a window in order that it would better suit retail use.

A member recommended that a copy of the letter that had been sent to Lloyds Banking Group regarding the closure of Lloyds Bank and Halifax Building Society Branches be attached to the response to WDC Planning for the Planning Officer's attention.

6.0 DECISION NOTICES

Approved:

WD/2023/1803/F

CONVERSION OF ATTACHED GARAGING INTO RESIDENTIAL ANNEX TO MAIN DWELLING WITH ASSOCIATED WORKS.

HEMPSTEAD OAST, HEMPSTEAD LANE, UCKFIELD, TN22 3DL

WD/2023/1804/LB

CONVERSION OF ATTACHED GARAGING INTO RESIDENTIAL ANNEX TO MAIN DWELLING WITH ASSOCIATED WORKS.

HEMPSTEAD OAST, HEMPSTEAD LANE, UCKFIELD, TN22 3DL

WD/2023/2521/F

TWO STOREY SIDE EXTENSION - RAISING ROOF LEVEL OF EXISTING GARDEN BUILDING

13 OAK TREE COURT, UCKFIELD, TN22 1TT

Refused:

WD/2023/2142/FR

RETENTION OF EXISTING BOUNDARY FENCE

27 MICHELHAM ROAD, UCKFIELD, TN22 1NA

Appealed:

WD/2021/0878/F 12 CALVERT CLOSE, UCKFIELD, TN22 2BZ

TO RE-SITE THE FENCE BETWEEN THE REAR GARDEN AND SIDE GARDEN

Planning Inspectorate Ref: APP/C1435/D/23/3327590

Appeal Start date: 1 November 2023

Appealed to Inspectorate:

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.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS – attached. WD/2023/2271/F 6 SAND RIDGE, UCKFIELD TN22 5ET

Removal of existing front canopy and pillars. erection of front porch and addition of pitched roof detail above bay windows

Uckfield Town Council decision to support the application were unchanged from that of the 16th October 2023 (P49.10.23).

(sent to WDC on 02.11.23)

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

Amended Description LOFT CONVERSION WITH VELUX WINDOWS AND WINDOW TO SOUTH-WEST ELEVATION

The comments of the Town Council from the Minutes of the 16th October 2023 (P48.10.23) remain so long as there is no overlooking detrimental to the neighbour. It was noted that there were no neighbour objections. (sent to WDC 02.11.23)

WD/2023/2406/LB and WD/2023/2408/F

1 CORNFORDS YARD, THE GRANARY, HIGH STREET, UCKFIELD, TN22 1RJ

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

Further to the findings of the Heritage Officer, Uckfield Town Council's reason for objection given for applications WD/2023/0680/LB and WD/2023/0679/F still apply to these applications WD/2023/0406/LB and WD/2023/2408/F and are as follows, with the addition of the final point in bold:

- *Detrimental to the visual impact on the Conservation Area from multiple vantage points;*
- *Amount of weight on the roof – There is still no structural report to demonstrate that it could actually take the number of panels proposed without structural intervention into this curtilage listed building;*
- *Detrimental to the impact on visual appearance of the building itself and the immediate setting of the listed buildings fronting on to the High Street;*
- *Solar panels would not be in keeping with the heritage of the building and would detrimentally affect the street scene and roofline on the area of historic importance to the town.*

(sent to WDC 03.11.23).

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.

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

1. *We would support ES Highways objections on grounds of substandard visibility splays and substandard implications;*
2. *Members were concerned about the safety aspect of having a traffic calming island, entrance into red Clover Road, Ridgewood House New Road, Siggs Yard (9 houses) New Road, 2 bus stops, post office parking, and exit for bus route for 750 houses on Ridgewood Place all within a few hundred yards with a narrow pavement one side, no pavement the other and a proposed pedestrian crossing.*

3. *We would consider the development of this narrow road to be overdevelopment within a very short stretch which would also suffer from increased traffic accumulative from developments in the area coming along New Road.*
4. *This would be over development of a small rural road.*
5. *We would support the comments about pollution control concerning noise which would especially be detrimental to the houses opposite.*
6. *Members noted that Waste Management had no objection, although we would have concerns that the access for refuse vehicles would be inadequate.*

*We also note that the issues between the applicant and WDC Drainage regarding the storage tank and the pump were yet to be resolved.
(sent to WDC 07.11.23)*

Members noted the report.

8.0 NEW PREMISES LICENCE APPLICATION: 28015 - LICENSING ACT 2003 -

The Sussex Biltong Co, 146B High Street, Uckfield, TN22 1AT

Applicant: Tommageo Ltd, 52 Parklands, Maresfield, East Sussex, TN22 2HU

Off sales of alcohol 10:00 to 17:00hrs, Monday to Saturday.

<https://www.wealden.gov.uk/licences-and-registers/licensing/alcohol-and-entertainment-licensing/public-register-of-applications-for-premises-licences-and-club-premises/>

Cllr. S. Mayhew declared an interest in this application as he was on Wealden District Council's Licensing committee.

P59.11.23 It was **RESOLVED** to support the business in its application. However there were concerns for potential anti-social behaviour and gatherings due to the secluded location where there was no CCTV. It was close to an open public space (Elizabeth Gardens) and in the thoroughfare of school children.

The meeting closed at 7.36pm.