



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 27th November 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

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 6th November 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 NEW PREMISES LICENCE APPLICATION: 28015 - LICENSING ACT 2003 -

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

Town Clerk
21st November 2023

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'.

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.

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.

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

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

Amended Description - Loft conversion with velux windows and window to south-west elevation

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

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.

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/>

Meeting of the Planning Committee
Monday 27th November 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 applications appeared on the Agenda 16th October 2023 but for various reasons could not be determined at the meeting. Subsequently these were considered outside of the cycle of meetings in order that the comments of the Town Council were given to Wealden District Council Planning within an agreed timescale.

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

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

Amended Description - Loft conversion with velux windows and window to south-west elevation

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

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.

4.0 Declaration of Interests

4.1 Cllr. Macve declared a personal interest in applications WD/2023/2406/LB and WD/2023/2408/F.

Cllr. Mayhew declared an interest in application WD/2023/2193/O 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.

5.0 Comments

5.1 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)

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis