



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 8th January 2024 at 7.00pm

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

IN ATTENDANCE:

Holly Goring – Town Clerk
Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
Mr. S. Robins, Head of Planning and Environmental Services, Wealden DC

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 Cllr. S Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 27th November 2023

P60.01.24 It was **RESOLVED** that the minutes of the Plans Committee of the 27th 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/2023/2899/F 7 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY

Installation of photovoltaic solar panels.

P61.01.24 It was **RESOLVED** to support the application as there would be no detrimental affect to the neighbouring properties.

WD/2023/2679/F HOLY CROSS CHURCH, BELMONT ROAD, UCKFIELD, TN22 1BW

To convert the entrance step to the south-west door to the church into a slope/ramp to enable wheelchair access. to provide handrails if required.

P62.01.24 It was **RESOLVED** to support the application which would be compliant with regulations and of no concern on a conservation basis.

Members had been asked to initially consider the following two applications which the Chair stated would be looked at together. The Chair reminded members that the District Council had granted an extension of time for the committee to respond until after the next Plans Committee meeting on the 29th January. The evening's discussion was only to initially consider these applications.

WD/2023/2935/MRM LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO THE WEST OF A22 NORTH OF HORSTED POND GATE.

Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to Condition 2 of Outline planning permission reference no. WD/2015/0209/MEA for Land to the West of Uckfield, comprising delivery of 1884 sq.m of employment floorspace, public realm enhancements, parking facilities and associated infrastructure.

WD/2023/2939/MRM LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO THE WEST OF A22 NORTH OF HORSTED POND GATE.

Reserved Matters application (layout, scale, appearance and landscaping) pursuant to Condition 2 of Outline planning permission reference no. WD/2015/0209/MEA for Land to the West of Uckfield, comprising the erection of 750 no. dwellings, local neighbourhood centre, Strategic open space, child play provision and residential parking facilities, together with 10,627 sq.m. of business floorspace, parking facilities and associated infrastructure, and fully serviced school site, including access arrangements.

In considering the above applications WD/2023/2935/MRM and WD/2023/2939/MRM, members raised the following questions. As answers to these questions were required from different authorities it was agreed that the Town Clerk and the committee clerk would address questions to the relevant bodies/authorities:

Questions and points for Wealden DC

Q. Did the description of the site 'west of A22 North of Horsted Pond Gate' relate to the Horsted Green SANG?

Q. Despite money being set aside for a 100year maintenance of the SANGS (footpaths etc) it seemed that no maintenance had been carried out and the footways needed to be reinstated. How much money had been set aside for the SANG's maintenance and how was this being used?

Q. A member was aware that two letters of objection from residents sent to Wealden DC, sent four days and seven days ago, had not been uploaded to the website;

Questions and points for the applicant

Q. One of the Industrial Units appeared to have a huge number of disabled parking bays. Who were the potential occupiers?

Q. Odour mitigation needed to be made prior to any businesses occupying the industrial units;

Q. Members acknowledged that the water drainage document was complex. Why were there so many SUDS across the site compared with the original drawing, as these were taking up building space, therefore creating a cramped/dense area for housing, within which there was little green space. Were these extra SUDs to do with surface water drainage?

Q. Members would like to see space provided for allotments, a cemetery, sports field, and an all-weather pitch (astro turf). It appeared that the community space for a preschool, small amenity with a facility for room hire was no longer on the plan;

Q. We would like to see a mix of affordable housing to meet varying housing need. Houses needed to be affordable for local people to buy to a maximum of £115,000 and be terraced style and or maisonettes, similar to those within the Manor Park Estate;

Q. Why did the drawings now show a reduction of the green corridor, from the back of Boothland Wood to the Framfield Stream. This area now showed a road going through it?

Q. Concerns were raised regarding the bus route exit onto Lewes Road as this would be affected by any planning decision taken for the application for nine houses at South Side of Lewes Road;

Q. Query regarding two veteran trees at the bus route exit. One was deadwood with no root protection around it and was to be removed. What protection was to be given to the Oak tree?

Q. Uckfield Town Council would strongly recommend that the 8 properties that backed onto Boothland Wood be removed from that location as there would be a fire risk due to their

close proximity to the woodland and there not being sufficient widths for fire rescue vehicles. Members recalled a fire last year with a similar situation where fire engines could not access;

Q. The annual infestation of flies was a problem that needed to be addressed. Had Welbeck or Redrow Homes had any discussions about this with Southern Water?

Q. It was suggested that a footbridge be introduced at the pinch point over the river to the east of the SUDS basin to create connectivity to the existing Bellbrook Industrial Estate;

The Chair asked members to look in great detail at this application ready for the meeting on the 29th January, when it was hoped that other consultee reports would be available to them from Wealden DC Planning Portal.

6.0 DECISION NOTICES

Approved:

WD/2023/2271/F

REMOVAL OF EXISTING FRONT CANOPY AND PILLARS. ERECTION OF FRONT PORCH AND ADDITION OF PITCHED ROOF DETAIL ABOVE BAY WINDOWS
6 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET

WD/2023/2353/F

LOFT CONVERSION WITH VELUX WINDOWS AND WINDOW TO SOUTH-WEST ELEVATION
11 LYEWOOD WAY, UCKFIELD, TN22 5GL

WD/2023/1949/F

CONSTRUCTION OF DETACHED 3 BEDROOM CHALET BUNGALOW AND ALL ANCILLARY WORKS INCLUDING; ACCESS, AMENITY AND LANDSCAPING LAND TO THE SIDE OF THE COTTAGE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

WD/2023/2641/F

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'.
TRIBUNE HOUSE, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

WD/2023/0851/F AND WD/2023/0852/LB

SINGLE STORY EXTENSION WITH MINOR ALTERATIONS TO EXISTING KITCHEN. REMOVAL OF EXISTING GARAGE AND TIMBER OUTBUILDING REPLACED WITH DETACHED ANCILLARY ACCOMMODATION. ASSOCIATED LANDSCAPING.
OAST COTTAGE, SNATTS ROAD, UCKFIELD, TN22 2AR

Response to Town Council:

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

It is noted that the property is one of a row of four similarly designed (but not identically sized) properties, however, the properties in the cul-de-sac to the west and south-west vary in style, and there are properties further to the north that feature a pitched roof porch canopy similar to that proposed over the bay windows.

The host property is considered to be a feature property as it occupies a prominent position on the corner plot directly in front of you as you head west after entering Sand Ridge. As such, it is considered that a change to the appearance to this property is acceptable and would not have a detrimental impact on the street scene.

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

Response to Town Council: With the exception of the junction with Old Common Way, Lyewood Way is not adopted.

Land belonging to the property includes both the area in front of the garage and hardstanding to the front of the house. In accordance with the ESCC Highways parking calculator, a five-bedroom property would have a parking demand of two spaces.

With a parking space length of 5m, taken from ESCC Highways parking standards, the area owned by the applicant would appear to be sufficient for the parking of three vehicles (two in tandem in front of the garage), in addition to the garage.

The new window on the south-west elevation will be approximately 11m from the rear of the nearest property to this side, No 10 Lyewood Way and there is already a first floor landing window on this elevation. However, a condition will be included for this window to be obscure glazed which will ensure that there will be no unacceptable increase in impact on the neighbour's amenity space.

*WD/2023/0851/F and WD/2023/0852/LB OAST COTTAGE, SNATTS ROAD, TN22 2AR
Response to Parish: The proposed development has undergone some small changes during the course of the application and additional heritage information provided addressing the Heritage Officer's original concerns. The proposal is now acceptable in heritage terms. The distance of the proposal, its location and size would not cause harm to Ancient woodland, or the ancient ghyll and aquifer.*

The location of the extension at lower level and small connection with the existing roof and the garage due to materials and construction is not a suitable habitat, it is not considered a bat survey is required. In the very low event bats are found in this location works would stop and an ecologist must be contacted. Bats are protected species and legislation covers this. The location and size of the developments would not cause harm to wider species on the Downlands site.

No flooding concerns have been identified as a result of the development and drainage would be sufficiently controlled by condition.

Refused:

WD/2023/2408/F AND WD/2023/2406/LB
ERECTION OF PHOTOVOLTAIC PANELS ON EXISTING ROOF AREAS TO CURTILAGE LISTED CONVERTED OFFICE BUILDING
1 CORNFORDS YARD, THE GRANARY, HIGH STREET, UCKFIELD, TN22 1RJ

Appeal Dismissed:

Appeal Ref: APP/C1435/W/22/3312140
63 The Drive, Uckfield TN22 1DB - WD/2022/0820/F

Withdrawn:

WD/2023/2479/F
EXTENSION OF DOUBLE GARAGE TO FORM A GRANNY ANNEXE
BUDLETTS LODGE, LONDON ROAD, UCKFIELD, TN22 2EA

Members noted the decision notices and were pleased that we were receiving detailed responses from Wealden DC.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS – attached.
WD/2023/2774/F 30 Harcourt Close, Uckfield TN22 5DT

Installation of air source heat pump at the rear of the property in the back garden adjacent to the rear wall of the property. Dimensions: H = 770 x W = 1250 x D = 362. Model: EDLA08E3V3.

Members noted the report and response to Wealden District Council.

8.0 TO CONSIDER A LETTER TO WEALDEN DISTRICT COUNCILLORS FROM SABRE and SABRE OWL ACTION GROUPS (STOP ASHDOWN BUSINESS PARK)

Referring to a major extension to the Ashdown Business Park, Planning application No. WD/2022 /3319/MAO and a proposal for a new "neighbourhood" at Owlsbury Farm.

Members agreed to note the extensive and detailed contents of the letter.

The meeting closed at 8.23pm.