



UCKFIELD TOWN COUNCIL

Council Offices, Civic Centre
Uckfield, East Sussex, TN22 1AE

Tel: (01825) 762774 Fax: (01825) 765757

e-mail: townclerk@uckfieldtc.gov.uk

www.uckfieldtc.gov.uk

Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 8th January 2024
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 27th 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 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.
- attached

Town Clerk
2nd January 2024

5.0 PLANNING APPLICATIONS

WD/2023/2899/F 7 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY

Installation of photovoltaic solar panels.

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.

To initially consider the following 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.

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

**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