



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 19th February 2024 at 7.00pm

Cllr. K. Bedwell (Chair)
Cllr. J. Love

Cllr. C. Macve (Vice Chair)
Cllr. D. Bennett

Cllr. S. Mayhew
Cllr. P. Ullmann

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. Declarations of a personal interest were made by members as follows under item 5.0 Planning Applications:

Cllr. K. Bedwell- application WD/2023/3035/FR LINSTeAD, Linden Chase, Uckfield, TN22 1EE, as she knew a family member living at the address very well;

Cllr. S. Mayhew; declared a potential conflict of interest in application WD/2022/2785/MAO Land North off Eastbourne Road, Uckfield 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;

Cllrs. D. Bennett and C. Macve S. Mayhew, J. Love, each declared a personal interest in WD/2024/0094/F 7 Jeffreys Way, Uckfield, TN22 1JE, as the applicant was a friend/colleague and former Town Councillor.

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

None

3.0 APOLOGIES

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 29th January 2024

P69.02.24 It was **RESOLVED** that the minutes of the Plans Committee of the 29th January 2024, 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/2022/2785/MAO LAND NORTH OF EASTBOURNE ROAD, UCKFIELD

Outline application for the erection of up to 145 dwellings with public open space, landscaping and sustainable drainage system (SUDS), vehicular access point and provision for suitable alternative natural green space (SANG). All matters reserved except for means of access.

Amended Plans.

Cllr. S. Mayhew re-iterated his potential interest in the application and took no part in the conversation or the resolution.

Members felt that the previous comments of committee were substantiated by the other consultees, particularly ES Highways, and that everything indicated in the highways document made this proposal all the more unacceptable. They spoke of the isolation of the site from the town with footways that were not fit for purpose and safety concerns due to the speed of traffic. A member stated that we should fully support the comments made by Framfield Parish Council, especially with regard to road safety.

Reference was made to the Cysleys Farm application, which had come into the local plan and stated that the town centre junctions were operating at capacity. It was questioned why 90 dwellings were approved planning when the town centre junctions were already at capacity. There was no scope to increase vehicular capacity into the town.

P70.02.24 Following extensive discussion members **RESOLVED** to **object** to the application for all the reasons previously stated in their response of the 13th October 2023.

Members wished to further highlight the following concerns:

- Concerns that the town centre junctions were already operating at capacity with 'no scope' for increase in vehicular capacity. This was the case before the reserved matters for 90 houses on Eastbourne Road which was approved on the 14th February 2023 by Wealden Planning Committee North;
- Concerns for the increase in traffic pressure into New Road with 90 houses in Eastbourne Road already estimating a 38% increase to a small road with speed bumps, residential parking and access to allotments and village hall;
- Concerns that there were no safe footways fit for purpose and it was unrealistic for people to walk along them into the town;
- Concerns for social and geographical isolation of the residents;
- Concerns that the site would be solely served by motor vehicles as non-motorised access was unsustainable;
- Concerns for the additional risk of flooding into Framfield Stream and the Uck, as shown within the decision of the Bird In Eye Farm Planning Inquiry;
- Concerns of the impact on the listed landscape heritage to the grade 2 estate of Framfield Place.

WD/2023/3035/FR LINSTEAD, LINDEN CHASE, UCKFIELD, TN22 1EE

Part retrospective application for raised decking, balustrading and steps to front and side of static caravan located in rear garden.

Cllr. Bedwell reiterated her interest in the application and handed the role of Chair to Cllr. Macve.

Members wished to request further information on whether the static caravan was actually permitted to be permanently located in the rear garden, as there was nothing in the history to indicate any permission had been granted.

It was thought that services would have been available to the caravan, but as there was no mention within the application of its use, members agreed that it was likely being used as a residential dwelling. Uckfield TC wished to request that the Case Planning Officer visit the site to view the property as more of the caravan was visible from the road than appeared in the photographs supplied, which were taken at a deceptive angle.

Members were unable to comment on the decking, balustrading and steps whilst they had queried the legalities of the caravan on the site and hoped to be able to discuss this application again once this had been clarified.

WD/2024/0190/F BUDLETTS FARM HOUSE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Proposed reconstruction and renovation of the 2 no. outbuildings to include carrying out repairs/replacement of the timber sub-structure, installation of new vertical black stained cladding, formation of new window and door openings and replacement of roof coverings.

It was mentioned that the outbuilding was part of the old estate of the Budletts Farm House. One member read to members the comments of the Wealden DC Senior Heritage Officer from the application for the garage which also mentioned the outbuildings, where the Heritage Officer had concluded that she had no concerns from a heritage perspective.

It was queried why the Childrens play room so far away from the house.

Cllr. J. Love wished to be recorded as abstaining from the following resolution:

P71.02.24 It was **RESOLVED** to support the application. Should Wealden DC be mindful to support the application Uckfield TC would request a condition that the renovations be completed sympathetically to the building's original appearance, surroundings, original purpose and historic context. For example:- red tiles, vertical and 'horizontal' timber cladding and external gutters.

WD/2024/0216/F 3 NIGHTINGALE RISE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

Proposed conversion of garage to annexe with dormer.

P72.02.24 It was **RESOLVED** to support the application with a condition that the annexe must stay in the original curtilage of the existing property and not sold off as a separate dwelling.

WD/2024/0094/F 7 JEFFREYS WAY, UCKFIELD, TN22 1JE

Small side first floor extension and front porch and bay window.

Due to the declarations of interests of four members of the committee (Cllrs S. Mayhew, J. Love. C. Macve and D. Bennett) a resolution on the above application could not be made, as there were not a quorate number able to speak.

6.0 DECISION NOTICES

Approved:

WD/2023/2679/F

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.

HOLY CROSS CHURCH, BELMONT ROAD, UCKFIELD, TN22 1BW

WD/2023/2721/LB

CLOSURE WORKS TO LLOYDS BANK INCLUDING EXTERNAL DE-BRANDING AND INTERNAL REMOVAL OF FURNITURE, FIXINGS AND EQUIPMENT
180 HIGH STREET, UCKFIELD, TN22 1AX

Response to Town Council:

WD/2023/2721/LB

CLOSURE WORKS TO LLOYDS BANK INCLUDING EXTERNAL DE-BRANDING AND INTERNAL REMOVAL OF FURNITURE, FIXINGS AND EQUIPMENT
180 HIGH STREET, UCKFIELD, TN22 1AX

Response to Town Council: Plans from a 1964 application show the night safe was in situ at that time, therefore, the night safe was in position when the property was listed in 1982. A brass plaque was added over the night safe sometime around 2012 when it was no longer required. It is considered that this should remain as it is not considered out of character with the original night safe and will allude to the building's history of being used as a bank.

In other regards, the intention is to return the front elevation to its original appearance, conditions will be included to ensure that works are carried out appropriately.

Appeal Decision:

Appeal Ref: APP/C1435/W/23/3321978

Land at Downlands Farm, Uckfield, TN22 3PU

The appeal is dismissed

Members noted the decision notices.

The meeting closed at 7.49pm.