



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 2nd April 2024 at 7.00pm

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

Cllr. C. Macve (Vice Chair)
Cllr. P. Ullmann

Cllr. S. Mayhew

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.

Cllr. C. Macve declared a prejudicial interest relating to agenda item 5.0, application WD/2024/0295/F Brewery Cottage, Norfolk Way, Uckfield, TN22 1EP, as he was an adjoining owner.

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

None.

3.0 APOLOGIES

Apologies were received from Cllr. D. Bennett due to a personal commitment.

4.0 MINUTES

4.1 Minutes of the meeting held on 11th March 2024

P81.04.24 It was **RESOLVED** that the minutes of the Plans Committee of the 11th March 2024, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

The Chair updated members that she had chased a response from East Sussex Highways.

Members noted the actions list.

5.0 PLANNING APPLICATIONS

WD/2024/0489/F DELVENE, SNATTS ROAD, UCKFIELD, TN22 2AN

Addition of pitched roof over existing garage. Conversion of conservatory to dining room, and garage to bedroom with WC and en-suite. Steps to front door.

A member commented that due to the introduction of a second door they were concerned that the premises may later be divided into two dwellings.

It was also questioned whether there should be a slope rather than steps to follow guidelines on disabled access.

P82.04.24 Members subsequently **RESOLVED** to support the application as the site area was adequate to take the proposed addition. However, members would request that a caveat be applied to any approval, that the building must not, at any time, be made into two separate dwellings.

WD/2024/0298/F TRIFAST HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QW

2.6 metre high security fence and gates.

P83.04.24 It was **RESOLVED** to support the application as security of the premises was a necessity.

WD/2024/0456/F CRANBROOK LODGE, 30A RINGLES CROSS, UCKFIELD, TN22 1HG

Single storey rear addition.

P84.04.24 It was **RESOLVED** to support the application as there were similar additions in the vicinity and therefore an existing precedent.

Members requested that a condition be included on the 'construction management plan' that there was to be no obstruction of the public highway during construction.

WD/2023/3126/F 6 BOLTON CLOSE, UCKFIELD, TN22 1PH

Change of use of industrial buildings from use classes E(g) and B8 to use class B2.

P85.04.24 Members **RESOLVED** to strongly support the application and welcomed the business to the town.

WD/2024/0295/F BREWERY COTTAGE, NORFOLK WAY, UCKFIELD, TN22 1EP

The removal of a dilapidated glazed conservatory. To replace it with a white weatherboard single storey timber frame extension, with cat slide roof in red peg tiles to match the existing roof.

Cllr. Macve left the meeting whilst this application was discussed due to his prejudicial interest declared in item 1.0.

P86.04.24 It was **RESOLVED** to support the application, subject to the satisfaction of the Conservation Officer.

Cllr. Macve returned to the meeting.

WD/2024/0557/AI 59 HIGH STREET, UCKFIELD, TN22 1AP

Replace 1no. projecting signage with new 500mm. Retain existing brackets. Existing projecting sign brackets to be painted in blue to match new fascia. Replace 2no. fascia and 2no. logo with 2no. new blue fascia & 1no. new 290mm logo height. Omit 1no. logo. Replace 1no. ATM surround and decals with new. Remove solar film to allow for new window message and replace with new. New window message "A good way to bank" to be deployed. Decorate shopfront to match existing. Decorate set of handrails to match existing.

P87.04.24 Members **RESOLVED** to strongly support the application and were pleased that the bank was to remain in the town.

WD/2024/0317/F 9 FORGE CLOSE, UCKFIELD, TN22 5BQ

Side family room extension and alterations to existing utility room.

Members discussed that the large scale of the proposal to the plot size was of concern. However, acknowledged that a precedent of a similar nature existed in Forge Rise.

P88.04.24 It was subsequently **RESOLVED** to support the application.

WD/2024/0087/F 92 FRAMFIELD ROAD, UCKFIELD, TN22 5AT

Proposed dropped kerb to enable vehicular access to driveway.

P89.04.24 It was **RESOLVED** support the application as it would be beneficial to remove cars from parking on the road. Members noted that they had supported similar applications.

6.0 DECISION NOTICES

Approved:

WD/2023/1005/O

OUTLINE APPLICATION FOR THE ERECTION OF TWO DWELLINGS WITH SITING AND ACCESS CONSIDERED AND ALL OTHER MATTERS RESERVED
2 MILL DROVE, UCKFIELD, TN22 5AB

WD/2024/0008/F

INSTALLATION OF 2NO NEW ROOF LIGHTS AND ALTERATIONS TO PUB FENESTRATION.
HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

WD/2023/3035/FR

PART RETROSPECTIVE APPLICATION FOR RAISED DECKING, BALUSTRADING AND STEPS TO FRONT AND SIDE OF STATIC CARAVAN LOCATED IN REAR GARDEN.

LINSTEAD, LINDEN CHASE, UCKFIELD, TN22 1EE

Response to Town Council

The stationing of a caravan within the domestic curtilage of the dwelling house for use incidental to the enjoyment of the main dwelling house would not constitute a material change of use and would not therefore constitute development as defined under Section 55 of the Town & Country Planning Act 1990 (as amended). As such, planning permission is not required.

The decking and balustrading are freestanding and not fixed to the caravan.

The Chair relayed disappointment that prior to receiving the objections of the Town Council, Wealden DC had given approval for the application. She explained that the final comments from the Town Council had been delayed whilst waiting for a response to questions raised at their meeting of the 19th February 2024 (as minuted).

The Chair continued to explain a conversation that she had with a Wealden Town Planner when she approached him at a recent Parish Cluster Meeting. Although he felt it was not the place to discuss this, he advised that due process had been followed. She told members that he had stated that Planning Officers were not obliged to answer questions, however, he felt that this should change going forward in relation to questions posed by a Town Council.

It was explained that when the Town Council first raised an objection to the proposal the due process of referring it to the planning officer and local ward member had already been followed, and the response of the Town Council would not have been relevant since this process had been triggered and resolution of Wealden DC to approve the application was with the local ward member.

WD/2024/0094/F

SMALL SIDE FIRST FLOOR EXTENSION AND FRONT PORCH AND BAY WINDOW
7 JEFFREYS WAY, UCKFIELD, TN22 1JE

Members noted the decision notices.

The meeting closed at 7.31pm.