



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 11th March 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 19th February 2024.

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 THE PROPOSED STREET NAMES FOR THE NEW DEVELOPMENT – LAND OFF EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD

9.0 TO CONSIDER A MOTION FROM THE CHAIR, COUNCILLOR KAREN BEDWELL

Town Clerk
5th March 2024

5.0 PLANNING APPLICATIONS

WD/2024/0162/F CHINTHURST COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

The change of use from annexe to dwelling that may also be rented independent of Chinthurst Cottage.

WD/2024/0312/F 9 MOORHEN PLACE, UCKFIELD, TN22 5NF

Single story extension and roof deck to north elevation.

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

Proposed conversion of garage to annexe with dormer together with proposed storage/bike store.

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.

6.0 DECISION NOTICES

Approved:

WD/2023/0930/MRM

RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2020/0410/MAO (OUTLINE PLANNING APPLICATION FOR UP TO 90 RESIDENTIAL DWELLINGS (INCLUDING UP TO 35% AFFORDABLE HOUSING), INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA, SURFACE WATER FLOOD MITIGATION, VEHICULAR ACCESS POINT FROM EASTBOURNE ROAD AND ASSOCIATED ANCILLARY WORKS).

LAND OFF EASTBOURNE ROAD, UCKFIELD

WD/2024/0058/F

REMOVAL OF EXISTING VELUX ROOF LIGHT - NEW VELUX ROOF BALCONY

2 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET

Response to Town Council: *The Town Council's concerns are noted. However, the proposed Velux balcony is retractable and would not ordinarily require planning permission. In addition, the orientation of the application property, and the projection of 1 Sand Ridge further southwards, mean the views into the garden are restricted.*

Appeal allowed and planning permission granted:

WD/2022/1808/F 31A FRAMFIELD ROAD, UCKFIELD, EAST SUSSEX TN22 5AH

Precis of Issues

- The living conditions of occupiers of 33, 35 and 37 Framfield Road and 1 Alexandra Road, with regard to privacy,
- The Ashdown Forest SPA and Special Area of Conservation (SAC)

Withdrawn:

WD/2023/2887/LB

RETENTION OF UNAUTHORISED BASEMENT EXTENSION. REMOVAL AND REPLASTERING OF THE LOWER GROUND STOREROOM, AND THE PROVISION OF A VENT TO THE FLUE WITHIN THE CHIMNEY BREAST

2 BUCKSWOOD GRANGE, ROCKS ROAD, UCKFIELD, TN22 3PU

Notice of Appeal:

Town and Country Planning Act 1990

Appeal by Lawson Commercial (the Appellant)

WD/2023/0680/LB 1 CORNFORDS YARD, THE GRANARY, HIGH STREET, UCKFIELD, TN22 1RJ

ERECTION OF PHOTOVOLTAIC PANELS ON EXISTING ROOF AREAS TO CURTILAGE LISTED CONVERTED OFFICE BUILDING

Planning Inspectorate Ref: APP/C1435/Y/23/3334617

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 application was emailed to plans committee members for consideration and a public notice was put up on 6th February 2024.
WD/2024/0008/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP
Installation of 2no new roof lights and alterations to pub fenestration.

WD/2024/0058/F
2 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET
Removal of existing Velux roof light - new Velux roof balcony.

4.0 Declaration of Interests

- 4.1 Declarations of a personal interest were received from Cllrs. K. Bedwell, J. Love, S. Mayhew and C. Macve ref WD/2024/0008/F Highlands Inn.

5.0 Comments

- 5.1 The following comments were emailed to Wealden DC on the 13th February 2024.
WD/2024/0008/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP
Installation of 2no new roof lights and alterations to pub fenestration.
Two members queried whether this should be a listed building application, due to references made within the application to it being old;
In the design and access statement page 3, 'whilst the building is of an old vintage' and on page 4 'whilst the visual and historical impact of the alterations to the building is negligible'.

One member commented that the lead light windows were being replaced with ones that would give a modern appearance and would not be in keeping with the character of the building.

Neither a decision to support or object could be reached due the declarations of a personal interest which were received from Cllrs. K. Bedwell, J. Love, S. Mayhew and C. Macve as they knew Mr Ian Ridley who owns Ridley Inns Ltd.

WD/2024/0058/F
2 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET
Removal of existing Velux roof light - new Velux roof balcony.

Members RESOLVED to object to the application, as due to the increased size of the window it was thought it would cause overlooking into the garden of No. 1 Sandridge.
Members would not have the same objection if it was the Velux window on the same roof aspect but on the other side.

6.0 Recommendations

- 6.1 It is recommended that members note the report.
Contact Officer: Linda Lewis

Meeting of the Plans Committee

Monday 11 March 2024

Agenda item 8.0

TO CONSIDER THE PROPOSED STREET NAMES FOR THE NEW DEVELOPMENT – LAND OFF EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD

1.0 Summary

- 1.1 Planning permission has been granted along with approval of the reserved matters for 90 homes on the site known as 'Land off Eastbourne Road, Ridgewood, Uckfield.'
- 1.2 This report advises members of the proposed street names for this new development and asks members to consider whether they wish to accept these proposals.

2.0 Proposed street name

- 2.1 The NLPG Officer at Wealden DC has received a plan of the above development which will require three new street names, for which the Developer has proposed:

Muntjac Close;
Fallow Grove;
Roebuck Drive

- 2.2 Please note that Wealden DC supply the suffixes.
- 2.3 We have until 20 March 2024 to respond.

3.0 Recommendation

- 3.1 Members are asked to consider if they wish to accept the proposed street names for the site.

Appendices: Appendix A: Development plan

Contact Officer: Holly Goring



Meeting of the Plans Committee

Monday 11 March 2024

Agenda Item No. 9.0

TO CONSIDER A MOTION FROM THE CHAIR, COUNCILLOR KAREN BEDWELL

1.0 Summary

- 1.1 This report sets out a motion submitted by Councillor Bedwell in accordance with the Town Council's Standing Orders.

2.0 The motion for consideration

- 2.1 Councillor Bedwell gave written notice of the following motion which was received on 29 February 2024 and before the required deadline.
- 2.2 In her capacity as local ward member for Ridgewood, Councillor Bedwell was approached by residents living in Ridgewood Place about road safety on the new residential estate. There were currently no road markings or highway signage, and residents had raised serious concerns relating to the speed of vehicles and driver behaviour at junctions etc.
- 2.3 A motion has been submitted resolving that Uckfield Town Council write to the Taylor Wimpey, and cc: East Sussex Highways and Sussex Police, with the proposed wording set out in the attached letter.

3.0 Recommendations

- 3.1 Members are asked to consider the contents of the above and advise the Clerk accordingly.

Contact Officer: Linda Lewis

To

Taylor Wimpey (name to be added)

Dan Witcher- East Sussex Highways

Inspector Neve – Sussex Police

Uckfield Town Council plans committee would like to highlight the very serious concerns of residents who are currently living in Phase 1 of the Taylor Wimpey development at Ridgewood Place in Uckfield.

The development has been under construction since 2019 (Check date) and is near to completion with phase 2 now being developed.

Residents are very concerned about the Road safety issues on the estate especially the main through road: Red Clover Road, and the junction of Red Clover Road to Meadow Grass View.

Residents have videos, photographs and made reports to Sussex Police via operation Crackdown about the speeding of vehicles, especially delivery drivers and visitors to the estate. Once adopted, East Sussex Highways have recommended that the speed limit is set at 30MPH on the estate, the current recommendation by Taylor Wimpey is 20 MPH.

There are no plans within the reserved matters or section 106 agreement conditions for traffic calming measures, road markings or speed calming measures. There is also no plan to mark the junction with a 'give way' at Red Clover Road / Meadow Grass View despite confusion at who has the right of way at this junction, with numerous 'near misses' noted by residents here.

The estate is a family estate, Red Clover Road has many families with small children who all attend Little Horsted School and have made friendship groups. The layout of the estate encourages small groups of children to play together on areas of green space especially as gardens are quite small. This means that children are repeatedly crossing the road, often unaccompanied by adults.

Red Clover Road is a straight road on a hill and lays itself to speeding, the driveways lay back to the side of the house and children and cars come out directly onto the road, this is not always anticipated by drivers coming up and down the road and is a serious hazard.

174 residents have signed a petition and sent to Taylor Wimpey requesting the consideration of speed calming measure, including road signs to encourage drivers to slow down. Individual Town Councillors have contacted East Sussex Highways, and Wealden Planning, all of whom have declined to offer any support in reducing driver speed. Residents have been reporting speeding cars to Operation Crackdown as recommended by Sussex Police and PCSO Sue Chopin has agreed to drive through Ridgewood Place on her rounds. However, this is not an effective deterrent.

Residents are desperate to put measures in place to reduce drivers speed before a child is seriously injured or killed on the estate.

Uckfield Town Council urgently request:

- Taylor Wimpey and East Sussex Highway's to reassess the speed being implemented on Phase 1 of Ridgewood Place and reduce it to 20 miles an hour.
- We ask East Sussex Highways to consider putting road speed signs on the street furniture to encourage drivers to slow down
- consider speed bumps or similar to slow traffic on this part of the estate
- put a 'give way' road marking on the junction between Red Clover Road and Meadow Grass View so the right of way is clear to all drivers.

As more and more developments are being built in Uckfield we want to encourage not just house building but communities to thrive. We want families to socialise and children to play together, safely and without fear or danger of being hit by speeding drivers. We simply cannot wait for a child to be seriously injured before speed calming measures are put into place on Red Clover Road.

The development is still under the construction stage, the roads have yet to be adopted and UTC Planning Committee feel that it is essential the estate roads are reassessed before the development is signed off for completion.

With Thanks