



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 22nd April 2024 at 7.00pm

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

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

Cllr. S. Mayhew
Cllr. D. Bennett

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
Cllr. P. Selby
Cllr. V. Frost

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/2024/0296/LB 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

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 2nd April 2024

P90.04.24 It was **RESOLVED** that the minutes of the Plans Committee of the 2nd April 2024, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the action list.

5.0 PLANNING APPLICATIONS

WD/2024/0685/F 17 CLAREMONT RISE, UCKFIELD, TN22 2AH

Removal of existing conservatory and erection of single storey rear/side extension.

P91.04.24 It was **RESOLVED** to support the application on the following grounds:

- There would not be a detrimental impact to adjoining properties;
- It would not be detrimental to the street scene;
- A precedent exists as similar additions exist in the vicinity.

WD/2024/0296/LB 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.

P92.04.24 It was **RESOLVED** to support the application subject to the satisfaction of the Conservation Officer.

Cllr Macve returned to the meeting.

WD/2024/0221/F 104 & 106 FRAMFIELD ROAD, & 1C SELBY ROAD, UCKFIELD, TN22 5AT

Demolition of timber outbuildings and erection of triple garage.

It was noted that the site has had many applications.

Members mentioned that a previous application for a triple two storey garage with windows in the top and storage was previously refused because of the bulk and also refused at appeal.

A member informed that the applicant stated it was previously refused due to the effect on the adjoining property and that the bulk had now been reduced by putting a hip end on it, making it further away from 102 Framfield Road. A member felt that the simplest solution to reduce the bulk would have been to put on a flat roof. The application submitted would still affect the street scene.

One member raised concerns over access to the triple garage over a narrow footpath and that when reversing from the garage there would be no visibility, which would be particularly dangerous due to the garages being very close to the corner. It was therefore thought that ES Highways should be consulted.

A member raised concerns that the proposed substantial garage could easily be altered into a dwelling and that any approval should contain a caveat to prevent this and also to prevent its future use as a commercial premises. Another member responded that as the garages were owned individually, it would be difficult to alter to a single dwelling.

It was commented that the proposed would tidy the existing site and would stop cars parking on the road close to the corner.

P93.04.24 Following a lengthy discussion it was **RESOLVED** to object to the application on the following grounds:-

- A very large and dominant building between two residential properties;
- Not in keeping with the street scene;
- Over development of the site;
- Resulting in disproportionate form;
- Causing over shadowing to neighbouring properties;
- In very close proximity to roadside of Selby Road and would cause congestion of cars queuing to turn onto Framfield Road;
- The garage building would not help with off street parking as it was doubtful that the garages would accommodate three vehicles, that would otherwise have parked along the road.

Members would request that a condition be included in any approval to state that at no time in the future could the building be converted into living accommodation.

Whilst members would support the idea of a triple garage the design in the application was not acceptable.

Cllr. Ullmann wished to be recorded that he approved of the application.

WD/2024/0610/F 88 HUNTERS WAY, UCKFIELD, TN22 2BB

The proposed works comprise demolition of the existing single-storey garage and front elevation structure, development of a replacement single-storey extension, to the front elevation to match the existing footprint, development of a two-storey side extension, development of a single storey rear extension, and alteration to existing first floor windows to the rear and front elevations.

P94.04.24 It was **RESOLVED** to support the application on the following grounds:

- There would be no adverse impact to the adjoining property;
- There would be no adverse impact to the street scene.

WD/2024/073/F ASPEN HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

Single storey free standing garden room onto north elevation of property.

Members acknowledged receipt of a previously circulated resident letter of objection and noted its contents.

It was acknowledged that during various proposals for the original site, the decision to allow four bungalows was reached, with previous discussions of concern being raised regarding the height of the buildings.

P95.04.24 It was **RESOLVED** to object on the following grounds:

- Over development of the site – the structure was very large on a tight site, which would take the majority of the rear garden;
- In an elevated position it would invade the privacy of the dwelling in the road below.

WD/2024/0773/F 1 FIRLE GREEN, UCKFIELD, TN22 1NP

New front and side single storey extension.

P96.04.24 It was **RESOLVED** to support the application as there were already similar additions in the vicinity and therefore a precedent set.

The Chair stated that the following applications would be taken together.

WD/2024/0888/F and WD/2024/0889/LB MANOR COTTAGE, REGENCY CLOSE, UCKFIELD, TN22 1DS

2 replacement timber windows to side of property.

It was commented that although members would agree that double-glazed units would increase the thermal efficiency, it was the committee's experience that the Conservation Officer would not like double glazed units, as the thickness of the unit would contravene the existing construction. Although it was acknowledged that heritage glazing has improved and a reduced profile can now be made, the windows would look different.

P97.04.24 It was **RESOLVED** to support the application subject to the approval of the Conservation Officer.

6.0 DECISION NOTICES

Approved:

WD/2024/0216/F

PROPOSED CONVERSION OF GARAGE TO ANNEXE WITH DORMER TOGETHER WITH PROPOSED STORAGE/BIKE STORE
3 NIGHTINGALE RISE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

Members noted the decision notices.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS

WD/2024/0646/F 4 PILTDOWN RISE, UCKFIELD, TN22 1UH

Uckfield Town Council support the application.

However members specified that a 900mm minimum passageway is kept between the flank wall of the extension and the boundary of the property, in order that access remains to the back garden.

WD/2022/2216/MAO HORSTED POND FARM, LEWES ROAD, TN22 5TR

It was subsequently **RESOLVED** by Plans Committee members to raise the following points, in addition to the Town Council's prior response of 24.10.22. These comments take account of the amended proposals recently put forward by the applicants:

(i) Location and linkages between the proposed development and Uckfield Town

- It was reiterated that although the main access point had been placed onto Lewes Road to ensure connectivity with the town, the southern location of this site on the farthest corner of Uckfield's parish boundary and its location adjacent to the A22 Uckfield bypass would see residents travel elsewhere for work and retail rather than support their local market town, due to local town junctions already being at capacity at peak times;
- Although it falls just on the border of the newly proposed development boundary for Uckfield in the draft Local Plan, it is some distance from the original development boundary in the adopted Local Plan 1998;
- Clarification is sought on the parcel of land located adjacent to the Little Horsted roundabout which has been excluded from the amended application, despite being

included in the Local plan allocation and SHELAA mapping. Is this land being transferred in ownership, and is it being set aside for highway improvements?

(ii) Preserving heritage

- The Town Council support the removal of the homes to protect the view from Ridgewood House, and recognise that the movement of the roundabout protects the existing farmstead on this site, but PCN are reminded that this site has always been a farmstead and is connected historically to the listed building and rural park and garden status of Horsted Place;
- The appeal decision for Land at Bird in Eye Farm (Appeal Ref APP/C1425/W/22/3307820) when considering the Oasthouse highlighted in para. 58 that any 'remaining ability to appreciate the significance' of the heritage building in its rural setting would largely be lost. The Planning Inspector felt that the 'level of development proposed would also visually compete and distract from its local landmark quality.' Has this been fully considered on this site?

(iii) Highway access and pedestrian safety

- Members noted the proposed repositioning of the roundabout on Lewes Road but felt with it being closer to the A22 roundabout, and entrance into the Taylor Wimpey site there would be an increase in signage and subsequent considerations by road users in one small location with the pedestrian crossing, and associated traffic calming measures. The Town Council would like assurance in the absence of an updated ES Highway's response. There is only one vehicular entrance into the site, this was not considered acceptable for the site and scale of this development, and the levels of the land adjacent to the proposed roundabout would require substantial earth movement;
- Some of the points raised in ES Highway's response and objection in November 2022 have still not been answered. These include – emergency access design queries, the proportion of car-based journeys the site would create, their concerns regarding the pedestrian routes, and the need for the modelling of traffic flows to be finalised. The Road Safety Audit raised concerns, but without a further response from ES Highways we are unable to see if these matters can be addressed or mitigated. Notwithstanding the now amended proposals for highway modifications;

(iv) Environmental impact on important ecological habitats and ancient woodland

- The Town Council were supportive of the steps to introduce renewable technologies, with the proposal to incorporate EV charging points, water saving devices and solar panels;
- Our previous indication that this was an important green corridor, and any development would see the loss of arable agricultural land along with a number of species of wildlife was supported by the response of the Sussex Ornithological Society who confirmed on 6 April 2024 that 117 species of breeding birds in this area over the past 10 years. They also advised that the desktop studies of the applicant do not take account of the historical records available in the Sussex Biodiversity Records Centre;
- The Millennium Green Trust only advised residents recently of the presence of badgers onsite at Millennium Green. Badgers and their sets are protected by law, so this will need to be taken into account;
- The Woodland Trust objected to the first application, as the application did not demonstrate the need for a 50m buffer around Horsted Pond Wood and Park Road (designated ancient woodland). 25m is not considered adequate by the relevant organisations and the Town Council. The lack of adequate buffer will impact biodiversity and fragment these ancient woodland sites;
- The proposal to improve linkages with the footways on the Ridgewood Farm would improve connectivity to existing East Sussex rights of way east and north of the town, but would also increase footfall through the ancient woodland of Boothland Wood. This needs to be taken into account.

(v) Limited consideration of amenity space and facilities to support the size of development and north of town

- The proposed extension and use of Millennium Green to connect to and provide a SANG for this development in order to reduce travel by residents to the Ashdown Forest, is still of concern for Town Councillors. This land should not be referred to as a SANG. The access road of New Road and existing small car park adjacent to Ridgewood Village Hall and second small car parking area proposed in the application would not be

adequate to meet the needs of those using the facilities. The complaints and experience of Little Horsted and in particular Horsted Pond lane is evidence enough. The lane has reportedly seen up to 6,000 vehicle movements per month to Horsted Green. Local councillors (County and District) and the parish council have repeatedly advised Wealden District Council of their concerns and the misuse of the car park. Access to Horsted Green (with limited adequate passing spaces) demonstrates the lack of forward thinking to meet the level of demand now and in the future. The fact that this is an afterthought and not considered a planning consideration, is of great concern. Ridgewood Recreation Ground is registered as common land and has village green status. Any extension to the physical building or built environment (i.e. car park) has to be approved by the Secretary of State. This is not a straightforward matter, and the vehicular pressure on the small lane of New Road is already posing an issue when diversions are in place to accommodate utility and highway works for new developments in this area. There is no consideration of the use of this green space, by adjacent developments, which currently total:

Ridgewood House, Lewes Road – 9 homes;
Land southside of Lewes Road – 9 homes;
Siggs Yard, Lewes Road – 9 homes;
First phase of Ridgewood Farm – 250 homes;
Land off Eastbourne Road – 90 homes;

(vi) Concerns with drainage, groundwater and risk of foul flooding

- The bridges required to create linkages from the site into Millennium Green will need to be considered in detail at the Reserved Matters stage, to take consideration of water levels, the drainage issues experienced on the land either side, the ecology and hydrology of that area;

(vii) Housing

- Uckfield Town Council support the proposed reduction of units for development on this site.

It was also noted that local residents had sent in their response, as part of the Horsted Pond Action Group and they had requested consultation/engagement on the details of the reserved matters application. Uckfield Town Council would like to see this happen, and be included in the requirements or conditions should approval be given.

Members noted the report.

The meeting closed at 7.27pm.