



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 13 May 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 22 April 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.

Town Clerk
7 May 2024

5.0 PLANNING APPLICATIONS

WD/2024/0925/F BUDLETTS LODGE, LONDON ROAD, UCKFIELD, TN22 2EA

Single storey side extension to provide bedroom for elderly relative

WD/2024/0805/F ASPEN HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

Erection of a glass veranda attached to the rear elevation of the existing dwelling

WD/2024/0841/A TRIBUNE HOUSE, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

To display church name and logo on front of building.

6.0 DECISION NOTICES

Approved:

WD/2024/0298/F

2.6 METRE HIGH SECURITY FENCE AND GATES.

TRIFAST HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QW

WD/2024/0489/F

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.

DELVENE, SNATTS ROAD, UCKFIELD, TN22 2AN

Response to Town Council:

In regards to the potential formal splitting of a dwelling a planning application would be required, nonetheless the application will be condition that the proposed will be used ancillary to the host dwelling.

The proposed steps comply with design policy EN27, in regards to the use for disabled access in the case would not be a material planning consideration.

WD/2024/0456/F

SINGLE STOREY REAR ADDITION

CRANBROOK LODGE, 30A RINGLES CROSS, UCKFIELD, TN22 1HG

WD/2024/0087/F

PROPOSED DROPPED KERB TO ENABLE VEHICULAR ACCESS TO DRIVEWAY.

92 FRAMFIELD ROAD, UCKFIELD, TN22 5AT

WD/2024/0646/F

PROPOSED FRONT PORCH AND SIDE EXTENSION

4 PILTDOWN RISE, UCKFIELD, TN22 1UH

Response to Town Council:

The Town Council comments are noted. The plans show a 500mm path to the side of the proposed extension and this is ample to allow access to the rear of the property.

WD/2024/0685/F

REMOVAL OF EXISTING CONSERVATORY AND ERECTION SINGLE STOREY REAR/SIDE EXTENSION.

17 CLAREMONT RISE, UCKFIELD, TN22 2AH

Meeting of the Plans Committee
Monday 13 May 2024

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 two applications were received from Wealden DC Planning on 22nd and 25th April 2024 respectively.

WD/2024/0312/F 9 MOORHEN PLACE, UCKFIELD, TN22 5NF
Single storey rear extension and roof deck to north elevation.
Amended Plans

WD/2024/0737/F ASPEN HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH
Single storey free standing garden room onto north elevation of property.
Amended plans received 24/04/2024 to show reduction of 2.5m.

4.0 Declaration of Interests

- 4.1 None.

5.0 Comments

- 5.1 The following comments were emailed to Wealden DC Planning Department:

WD/2024/0312/F 9 MOORHEN PLACE, UCKFIELD, TN22 5NF
Single storey rear extension and roof deck to north elevation.
Amended Plans

Uckfield Town Council continue to object to the application and have the additional comments to those of the original plans.

- Concerns of creating overlooking directly into neighbour gardens and into their windows, causing loss of privacy to the neighbouring households;

We cannot support the alteration to the agreed layout application, unless the balcony is adequately lower than the fence. Whilst it remains that people standing on the balcony will be able to see over the fence, this would be detrimental to the privacy of the neighbours

The positioning of this property in relation to neighbouring properties does not allow for a raised terrace.

- Concerns for noise disturbance to neighbours due to the open nature of the roof deck, which would be used for gatherings;

- The elevated roof deck would be detrimental to the street scene.

Whist the extension comes above the fence line it would be detrimental also to the street scene.

The revise drawing does not show the accurate street scene with regards to the height of the extension in relation to the fence.

WD/2024/0737/F ASPEN HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH
Single storey free standing garden room onto north elevation of property.
Amended plans received 24/04/2024 to show reduction of 2.5m.

Uckfield Town Council continue to object to the application and the amended plans on the following grounds:

- Despite the height of the proposed building being reduced it would still invade the privacy of the neighbours who have also raised their objection;*
- It remains to be an over development of the site.*

6.0 Recommendations

- 6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis