



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 24 June 2024 at 7.00pm

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

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

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 personal interest relating to agenda item 5.0, application WD/2023/0693/F Mountneath, North Row, Uckfield, TN22 1ET, as he knew the applicant.

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 3 June 2024

P06.06.24 It was **RESOLVED** that the minutes of the Plans Committee of the 3 June 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/2023/1294/MAJ CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD, TN22 2AR

Application for the erection of 9 no. dwellings, with creation of new access, associated road layout, landscaping and car parking (amended description).

P07.06.24 It was **RESOLVED** to support the application on this brownfield site and thus mitigate building on greenfield sites.

Members commended the design and the variety and that there were a number of smaller 2 and 3 bedroom houses and flats and no 5 bed houses.

This scheme, would retain the original house and would improve it to an acceptable standard.

Members requested that the following concerns and observations be taken into account:

-Would ask for further investigation regarding the internal roadway, to meet East Sussex Highways (ES Highways) concerns;

-Would ask that the existing geology and hydrology of the site be looked at in relation to flood risk, and ensure that the two houses built in Lillies Pond would not be affected. It had been noted by other residents that occupiers of the houses at Lillies Pond had used a pump to evacuate water onto the highway in periods of heavy rainfall;

-Would request a further field study with reference to newts. The consultees response advised that the developer could obtain a licence, or they may be required to provide a further survey;

-Raised concerns that the cycle route was potentially dangerous due to a clash at points with pedestrians.

It was felt that pedestrians and cyclists would not use the links indicated on the plan and would cut through the Churchcombe Estate to access Church Street. Members would also make reference to comments in paragraph 74 of the Downland Farm Appeal Decision (APP/C1435/W/23/3321978) regarding access and condition of the existing footpath PROW/Footpath from Downland Copse to Pudding Cake Lane.

-Members would question the cycle route as in its entirety it was not public highway and met a gate where it would be necessary for cyclists to dismount. The cycle route would join to Uplands Drive which was believed to be an unadopted road and members would seek to know whether this was acceptable.

-Concerns that adding a pavement at the entrance for pedestrians would be over a drainage ditch which would cause an issue. Members suggested that the pavement would need to be on the northern side of the carriageway, from the access point of the site.

WD/2024/1278/LB 2 BUCKSWOOD GRANGE, ROCKS ROAD, UCKFIELD, TN22 3PU

Part-replastering of the existing lower ground store room and provision of a vent to the flue within the chimney breast.

P08.06.24

It was **RESOLVED** to support the application to maintain the integrity of the building.

Cllr. Macve reiterated his personal interest in the following application and took no part in the discussion or the resolution.

WD/2023/0693/F MOUNTNEATH, NORTH ROW, UCKFIELD, TN22 1ET

Addition of a new second floor containing a two-bedroom penthouse apartment and the conversion of the existing integral garage/loggia to form an additional one-bedroom garden flat with improved amenity space and parking facilities for the existing and proposed dwellings within the building.

Amended plans concerning re-design of second floor extension element.

P09.06.24

It was **RESOLVED** to object to the application on the following grounds:

- Over development of the site;
- Would be dominant in size as it would tower over surrounding properties;
- Would be out of keeping with the street scene due to bulk and height;
- Would cause loss of light and loss of privacy to neighbouring properties, especially no's 1,2,3;
- Concerns that there was limited parking for visitors and additional vehicles;
- Concerns for the access of refuse vehicles. It was thought that it would cause an issue with rubbish. To gather the bins at the end of the Row would be detrimental to the street scene;
- Due to concerns regarding construction vehicles, members requested that a thorough construction management plan be drawn up;

Members made the following observations of local knowledge and these were to be included in the response to Wealden DC:

- Members stated that there were no drains along North Row and would seek clarification if this was correct;
- Concerns that the proposed roof type would exacerbate existing flooding issues reported by residents;
- Members raised concerns for the ancient sandstone wall, which they recalled had been protected. If this was correct the wall could not be altered in any way;

A member informed the committee of the history of the ownership of North Row – The ownership of North Row dated back to the Earl del La War. The centre 6ft of the 15ft width Row was not owned by anyone. The part of the Row in front of the properties to the outside of the 6ft centre was in the ownership of the properties adjacent to it. There was therefore a 6ft pedestrian only right of way, as when built it was thought that no vehicles would need to access the Row. This was of course no longer the case. When the properties opposite the Uckfield Garage, at the top of North Row were built, ES Highways adopted the top third of the Row. This was the tarmacked portion (just above the entrance to Mountneath)

WD/2024/1319/F 32 CASTLE RISE, RIDGEWOOD, UCKFIELD, TN22 5UN

Removal/demolition of existing conservatory and erection of single storey rear extension and reconfiguration of existing garage roof.

P10.06.24

It was **RESOLVED** to support the application as there were similar additions to other properties in the vicinity and therefore a precedent existed.

6.0 DECISION NOTICES

Approved:

WD/2024/0805/F

ERECTION OF A GLASS VERANDA ATTACHED TO THE REAR ELEVATION OF THE EXISTING DWELLING

ASPEN HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

WD/2024/0557/AI

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.

59 HIGH STREET, UCKFIELD, TN22 1AP

WD/2024/0773/F

NEW FRONT AND SIDE SINGLE STOREY EXTENSION

1 FIRLE GREEN, UCKFIELD, TN22 1NP

WD/2024/0925/F

SINGLE STOREY SIDE EXTENSION TO PROVIDE BEDROOM FOR ELDERLY RELATIVE

BUDLETTS LODGE, LONDON ROAD, UCKFIELD, TN22 2EA

Refused:

WD/2024/0888/F and WD/2024/0889/LB

2 REPLACEMENT TIMBER WINDOWS TO SIDE OF PROPERTY.
MANOR COTTAGE, REGENCY CLOSE, UCKFIELD, TN22 1DS

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/2024/1186/FA 30 SYCAMORE COURT, UCKFIELD, TN22 1TY

Variation / removal of Condition 3 of WD/2022/1465/F (proposed new 2-bedroom single storey dwelling) the external materials, including windows, used in the construction of the development hereby approved shall be as detailed on 7964/ms dated May 2024 and shall be retained permanently as such.

Uckfield Town Council objected to the removal of Condition 3 of the Appeal Decision APP/C1435/W/22/3310350, which stated that the external materials, including windows, used in the construction of the development hereby approved shall be as detailed on the application form and in the Design and Access Statement dated May 2023 and shall be retained permanently as such.

To remove this condition would allow the use of the proposed 'black brick' which would be totally out of keeping with the existing properties in the road having been built using a 'red' LBC Tudor brick. Consequently, this would be highly detrimental to the street scene. Members would uphold Condition 3 of the Appeal.

Members noted the report.

The meeting closed at 8.05pm