



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 28 October 2024
Weald Hall, 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 16 September 2024.

4.2 Action List

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
22 October 2024

5.0 PLANNING APPLICATIONS

WD/2023/2939/MRM LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO THE WEST OF A22 NORTH OF HORSTED POND GATE.

Reserved Matters application (layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. WD/2015/0209/MEA for Land To The West Of Uckfield, comprising the erection of 750 no. dwellings, local Neighbourhood Centre, strategic open space, child play provision and residential parking facilities, together with 10,627 sq.m. of business floorspace, parking facilities and associated infrastructure, and fully serviced school site, including access arrangements.

WD/2024/2145/F 14 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

First floor extension above existing ground floor extension at rear. demolition of side conservatory and replacement with single storey side extension. replacement of front porch. Fenestration changes to existing property and installation of solar panels.

WD/2024/2226/RM SPRINGFIELD, LEWES ROAD, RIDGEWOOD, TN22 5SL

Reserved Matters pursuant to Outline application WD/2023/2193/O (outline application for the demolition of existing structures and the erection of up to 9 dwellings (with all matters reserved except access). Access to be achieved from Lewes Road.)

WD/2024/2243/F 130 HIGH STREET, UCKFIELD, EAST SUSSEX, TN22 1QR

New folding arm awning to provide protection & comfort from direct sunlight into the shop front.

WD/2024/2069/F 24 NEVILL ROAD, UCKFIELD, TN22 1PF

Proposed end of terrace two storey family house.

6.0 DECISION NOTICES

Approved:

WD/2024/0162/F

THE CHANGE OF USE FROM A DWELLING OCCUPIED INCIDENTAL TO THE OCCUPATION AND ENJOYMENT OF CHINTHURST COTTAGE (REF: APPLICATION WD/2008/1166/F) TO A DWELLING THAT MAY BE OCCUPIED INDEPENDENT OF CHINTHURST COTTAGE.

CHINTHURST COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

***Response to Town Council:** The Town Council's concerns are acknowledged. Nevertheless, ESCC Highways has stated that an objection on highway grounds would not be sustainable. Although ESCC has consistently raised concerns regarding the development it recognises that the accommodation has been in use since 2011 and there is a level of trip generation associated with this building. The site is well related to the town's services and facilities and these can be accessed easily by foot. There is a level of traffic generation that has been operating from the site for several years. There would be adequate parking and turning within the site to serve the existing and proposed dwelling. In the planning balance, it is considered that the benefits of reusing this currently empty building for residential use outweighs amenity and highway concerns.*

The site is well related to the town's services and facilities and these can be accessed easily by foot. There is a level of traffic generation that has been operating from the site for several years. There would be adequate parking and turning within the site to serve the existing and proposed dwelling. In the planning balance, it is considered that the benefits of reusing this currently empty building for residential use outweighs amenity and highway concerns.

WD/2023/0145/F

THE RATIONALISATION OF A COMPLEX OF FARM BUILDINGS, INCLUDING THE DEMOLITION OF UTILITARIAN STRUCTURES AND CONVERSION OF EXISTING BARNs TO CREATE FOUR RESIDENTIAL DWELLINGS.

HEMPSTEAD FARM, HEMPSTEAD LANE, UCKFIELD, TN22 3DL

WD/2024/1699/LBR
RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS AND CAR TURNTABLE
WITH FRENCH DRAIN
MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Response to Town Council: *While the LPA acknowledge the point about retrospective applications, the assessment is made on the details as submitted, and if the works which have taken place are acceptable or not. It is not within the remit of the LPA to concern themselves with why the works had already taken place, more so whether the works were considered to be acceptable. In this instance, the proposal has verbally been discussed with the Conservation Officer and the works are considered to be acceptable, with conditions imposed.*

WD/2024/1831/AI
REMOVE EXISTING SIGNAGE AND INSTALLATION OF NEW ILLUMINATED AND NON-ILLUMINATED TOYOTA BRAND SIGNAGE
SIMPSONS TOYOTA, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH

WD/2024/1941/F
FACE BRICKWORK INFILL TO EXISTING PORCH AREA AND NEW MONO PITCHED ROOF OVER.
10 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

Refused:

WD/2024/1712/F
2 REPLACEMENT WINDOWS TO FRONT OF PROPERTY
FLAT 1, 130 HIGH STREET, UCKFIELD, TN22 1QR

Notification of Appeal:

Town and Country Planning Act 1990
Appeal by Mr C Macve (the Appellant)
Site: THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY
Proposal: ERECTION OF DWELLING.
Planning Inspectorate Ref: APP/C1435/W/24/3350445

Meeting of the Planning Committee
Monday 28 October 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 application was emailed to plans committee members for consideration and a public notice was put up on 3rd September 2024.

WD/2024/1831/AI SIMPSONS TOYOTA, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH

Remove existing signage and installation of new illuminated and non-illuminated Toyota brand signage

WD/2024/1843/F AND WD/2024/1844/LB 101 HIGH STREET, TN22 1RN

Conversion of existing buildings to provide three flats and ground floor commercial unit alongside associated works.

4.0 Declaration of Interests

4.1 There were no declarations of interest.

5.0 Comments

5.1 The following comments were emailed to Wealden DC Planning on the 12 September 2024.

WD/2024/1831/AI SIMPSONS TOYOTA, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH

Members **RESOLVED** to support the application. Members could not see any reason to object to this application, as the proposed signage would not affect neighbouring businesses, the street view or visibility splays.

WD/2024/1843/F AND WD/2024/1844/LB 101 HIGH STREET, TN22 1RN

Conversion of existing buildings to provide three flats and ground floor commercial unit alongside associated works.

With three votes in favour, and two members presenting mixed views, it was **RESOLVED** to OBJECT to applications WD/2024/1843/F and WD/2024/1844/LB, on the following grounds:
(i) Change of use - members believed that the attached documentation from a local Commercial Estate Agent demonstrated the level of demand for the retention of commercial space, and this type of unit within Uckfield's town centre. These proposed plans would not meet the economic objective of the NPPF, December 2023, para 8, section a). The loss of this complete unit within the town centre for employment would remove an essential service and could not be outweighed by the proposal made in the application of construction employment or use of local business for supplies as these would only be short term. Providing a rentable commercial unit as employment space would be more beneficial to the economy of Uckfield's High Street. Messrs Lawsons documentation shows interest for this unit by two different businesses. The only reason the renting of the unit failed is due to the current internal state of the unit/building and this is indeed noted in the conclusion of the planning statement. The Upper section of the High Street has many well supported businesses particularly in the service sector, providing various services to the Uckfield and surrounding villages.

(ii) The proposed commercial space within these proposals would not meet the requirements of needed space within Uckfield and this is proved within Messrs Lawson Commercials report sent to Wealden District Council in response to planning application WD/2022/2047/F which was refused. This documentation is submitted as new evidence as it wasn't included within the above

application paperwork online. This documentation includes the sales details to show the space required by the interested parties.

(iii) Vehicular and pedestrian movements - members raised concern with regards to vehicular and pedestrian movements. The detailed vehicular and pedestrian access points are situated alongside 103 High Street and are across land owned by another as shown in drawing 21103-PL-100, the site plan. It was questioned whether these access points would be sufficient to provide approved access to this proposed application. Concerns in particular were raised with regards to removal vehicles, cycle access, and waste collections.

(iv) Waste collections - normally, the Waste Officer at Wealden DC would be a key consultee, but there was no response available online. The proposed application would add more bins to a restricted width pavement (*that is prone to pavement parking*) and as the proposal includes green space, there would be a need for a brown bin(s). Members assumed that the bins could not be placed on the land owned by others (with access consent) as it would block access to the buildings behind 101 and 103, High Street. It was noted that this part of the highway was within the 30mph zone and there was restricted visibility from the access alongside 103 onto the High Street. Bins could further restrict visibility.

(v) Parking provision - the planning statement mentioned that this proposal was “car free” (paragraph 19), however it would be impossible to guarantee that those renting or purchasing the properties, would not have a vehicle. The statement does note there is private parking for 11 cars (paragraph 6) however members were unable to find this within the drawings and therefore assumed it was on private land. There is a lack of parking within this area. The road behind (Regency Close) sees vehicles park both sides of the road each night, blocking access to emergency services and waste collection vehicles. The nearby Wealden DC owned car park, in Regency Close has time restrictions.

(vi) Heritage - there is much documentation and correspondence regarding the preservation of the heritage of this building and before members could comment any further, they were keen to consider the response from Wealden DC’s Conservation Officer. The document included from Wealden DC still raises concern, as within the statement the developers advised that they were unable to meet points raised by the Conservation officer.

Therefore in conclusion, members believed that the points raised in the original refusal, have not been fully addressed.

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis