



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 18 November 2024 at 7.00pm

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

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, but none were forthcoming.

**2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION**

No members of the public were present.

**3.0 APOLOGIES**

Apologies were received from Cllr. D. Bennett.

**4.0 MINUTES**

4.1 Minutes of the meeting held on 28 October 2024

**P48.11.24** It was **RESOLVED** that the minutes of the Plans Committee of the 28 October 2024, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted that no changes needed to be made to the action list.

**5.0 PLANNING APPLICATIONS**

**WD/2024/2346/F UNIT 5 PLOT 14 , BELL LANE, UCKFIELD, TN22 1QL**

Change of use from Class E(G)(III)/B8 to B2 General Industrial.

**P49.11.24** It was **RESOLVED** to support the application on the following grounds:

- Its approval would help promotion of a local business;
- It would refill a potentially vacant unit;
- The business would potentially provide local employment.

**WD/2024/2405/F 31 MALLARD DRIVE, UCKFIELD, TN22 5PW**

Installation of air source heat pump.

Although members felt that they 'should' be supportive of the installation of an air source heat pump for environmental reasons, in this instance as the pump was to be in close proximity to the bedroom window of the neighbour 8 Swift Close, they sympathised with the neighbour's objections. It was commented that the level of noise when not in use would be comparable to a 'refrigerator hum' and when in use would be the working equivalent to 'office noise'.

One member felt that developers should install air source heat pumps in new builds, with the best location for the pump being part of the design.

It was felt that current technology was not quite ready for installation of air source heat pumps for residential properties, due to the volume of noise.

**P50.11.24** It was subsequently **RESOLVED** to object to the application on the following grounds: - Noise pollution and disturbance would detrimentally impact the quality of life of those at 8 Swift Close, due to the close proximity of the pump to the bedroom window.

**WD/2024/2455/LB 46 CHURCH STREET, UCKFIELD, TN22 1BT**

Damp remediation works to basement including: overlaying existing brick paving with timber flooring on waterproof membrane on layer of sand. Installing positive ventilation unit with duct/terminal inserted into existing window Perspex glazing.

It was noted that to date, of the consultees, only Historic England had responded, who had not offered any advice. This was not to be interpreted as a comment on the merits of the application.

One member was concerned that as there was not yet a report in from the Conservation Officer it was difficult to form an informed opinion.

Members considered that the window was a structure of the building, and as the ventilation unit would be secured to it, the Design and Access Statement was incorrect, since it stated that there were no fixtures to the existing structure. It was felt that this would be of concern to the Conservation Officer.

According to the Design and Access statement, information was awaited on further materials, although the purpose of those materials was not specified. It would have been helpful to know the end objective of the application.

The damp proof floor membrane, that was being proposed, was such that it would be divorced from the structure and would separate the new flooring from the existing building. Therefore, in the future this could be easily removed without any interference to the existing structure.

It was noted that there had been two applications previously at this address and it was surmised whether they were building downward as an alternative, although it was later acknowledged that if this were the case the walls, as well as the floor, would need to be damp proofed.

**P51.11.24** It was subsequently **RESOLVED** to object to the application on the following grounds: -

- Members felt that there were not yet enough consultee responses available in order to base an informed opinion;
- Concerns that the ventilation unit would be secured to an existing structure of the listed building;
- Concerns regarding the awaited information on further materials and what this would entail.

## **6.0 DECISION NOTICES**

### **Approved:**

WD/2024/2008/F

CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION & INFILLING OF OPEN PORCH.

24 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

### **Response to Town Council:**

The Town Council's comments are noted. The submitted Block Plan identifies that there are 3 off road parking spaces currently provided on site, and this accords with the situation witnessed 'on the ground' during the Officer's site visit. East Sussex Highways

Authority would not normally be consulted on this scale of householder application and would defer Officers to consult the Minor Planning Application Guidance, which requires a 3/4-bedroom dwelling to provide 2 parking spaces. The application, even with the conversion of the garage to habitable accommodation and the subsequent loss of the garage as a potential parking space, would still be in excess of this requirement.

Members noted the decision notices.

## 7.0 CONSULTATION: ENVIRONMENTAL FRAMEWORK FOR EVENTS AND LICENSED BUSINESSES (deadline for responses 1<sup>st</sup> December 2024)

[Environmental Framework for Events and Licensed Businesses | Let's Talk Wealden](#)

Members discussed the term 'Framework' as this suggested policy, and policy would mean rules. It was felt that the implementation of rules at this stage was too soon, and at this time, should be an information and a supplementary guidance document, perhaps called an 'Advisory Statement'. Time was needed for the guidance to be implemented by event holders and it was suggested a period of five years.

It was also mentioned that the Town Council had not been consulted previously on this document. A member also asked why did the District Council need to go beyond their current legal obligations?

It was also felt that this questionnaire was designed to attain a required result. They queried the relevance of some questions regarding equality and demographics.

Members discussed the item at some length, where the following comments were made:-

- *Support Local Think Global* -What support was to be offered to event holders to implement these changes as the available information was vague;
- *Encouraging Best Practices* – supporting businesses to adapt to sustainable practices was fine, as long as the two-way conversation that understands the achievement goals of the event organiser;
- *Transport Matters* –
  - Until transport is sorted at a planning level and at infrastructure level, how could event organisers do this? Local events which generated large sums of money for the area would fail without public transport;
  - Within our town we worked with partner agency regarding parking provision ie. APCOA;
  - Within any rural community the car, or some sort of motorised vehicle was a necessity;
  - Villages use the main towns as a central hub, and therefore the use of a car was necessary.
- *Supporting license holders* - The extra support stated was lacking information as to what for the extra support would be;
- *Traditional Events, Modern Practices & Clean and Green* - Events such as Farmers Market, Late Night Shopping and Weald on the Field already supported local produce; every community supported its local infrastructure. The long-term community benefits of local events should be given more weight than any short term negative environmental impacts;
- The closure of local abattoirs meant that livestock had to be transported further distances, similarly livestock had to be transported further afield to attend cattle markets since local markets in both Heathfield and Lewes had closed.

### P51.11.24

It was **RESOLVED** to respond to the consultation by the deadline by entering into question no 1, that: -

'Our comments had been passed to our local District Councillor to take to the Licensing Committee on the 15 March 2025'.

The committee clerk was requested to gather comments of members and others on the Consultation (by email), to put forward to the District Councillor; Cllr Donna French.

The meeting closed 7.45pm.