



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 6 January 2025 at 7.00pm

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

Cllr. C. Macve (Vice Chair)
Cllr. S. Mayhew (to 7.29pm)

Cllr. P. Ullmann

IN ATTENDANCE:

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

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

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 18 November 2024

P52.01.25 It was **RESOLVED** that the minutes of the Plans Committee of the 18 November 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/2024/2625/F FLAT 1, 130 HIGH STREET, UCKFIELD, TN22 1QR

One replacement window to the rear of property.

P53.01.25 It was **RESOLVED** to support the application subject to the approval of the Conservation Officer.

WD/2024/2793/F 50 DOWNSVIEW CRESCENT, UCKFIELD TN22 1SA

Proposed single storey rear extension.

P54.01.25 It was **RESOLVED** to support the application on the following grounds:

- The extension would have no effect on the neighbouring properties;
- The extension would not affect the street scene;
- Similar works had been carried out to other properties in the vicinity and therefore a precedent existed.

Members agreed that the following applications for Milton Cottage were considered together.

WD/2024/2798/LB MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD TN22 1BU

Application for proposed contemporary extension to east elevation and associated minor internal and external works.

WD/2024/2799/F MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Proposed contemporary extension to east elevation and associated minor internal and external works.

A member did express an opinion that a property dating back to the 17th Century did need to adapt to be brought up to modern day standards.

Members raised the following queries with regards to the heritage of the building, which remained unanswered since the Conservation Officers report was not yet submitted:

- Concerns whether the conversion of a sash window to a door would be in accordance with the Conservation Officer and;
- How would the connecting addition effect the heritage aspect?

P55.01.25 It was **RESOLVED** that a decision could not be made on the aesthetics of the design alone. As members had no specialist knowledge of the rules and laws of the Conservation Area, they were unable to make an informed decision without having read a Conservation Officer Report.

It was noted the details of the application were incorrect as the Design and Access Statements stated:-

'A 3m by 6.75 metre extension is proposed, which would be located to the South West Elevation' – however the drawings showed the extension was on the North East corner.

Members continued to discuss the fact that the new Wealden Website no longer showed the list of consultees or the dates reports were due in. Cllr. Bedwell informed members that today she had raised this with an Officer of Wealden District Council, who was of the opinion that it was not the role of the Town Council to take on board consultee reports, as this would just be regurgitated information. However, members noted that in the past the Town Council had been strongly encouraged by Senior Planning Officers to quote planning policies and give full answers and context when supplying our comments to Wealden Planning.

P56.01.25 It was subsequently **RESOLVED** that the Clerk to write to the Head of Planning & Environmental Services of Wealden District Council to receive clarity on the role of the Town Council. It was felt that as a consultee, members responses would always need to be based on planning law, as well as local knowledge and therefore members questioned their ability to respond to any planning application purely based on an un-informed opinion.

6.0 DECISION NOTICES

Approved:

WD/2024/2145/F

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.

14 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

WD/2024/2013/F
FIRST FLOOR ADDITION AND SECOND FLOOR DORMER
HILLTOP, NEW PLACE, UCKFIELD, TN22 5DP

WD/2024/1484/FR
NEW KITCHEN EXTRACT FOR PIZZA RESTAURANT (RETROSPECTIVE).
21C HIGH STREET, UCKFIELD, TN22 1AG

WD/2024/0483/F
DETACHED DWELLING AND ASSOCIATED WORKS
16 SELBY CLOSE, UCKFIELD, TN22 5EG

WD/2024/2346/F
CHANGE OF USE FROM CLASS E(G)(III)/B8 TO B2 GENERAL INDUSTRIAL.
UNIT 5 PLOT 14, BELL LANE, UCKFIELD, TN22 1QL

Refused:

WD/2022/2785/MAO
OUTLINE APPLICATION FOR THE ERECTION OF UP TO 145 DWELLINGS WITH
PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM
(SUDS), VEHICULAR ACCESS POINT AND PROVISION FOR SUITABLE
ALTERNATIVE NATURAL GREEN SPACE (SANG). ALL MATTERS RESERVED
EXCEPT FOR MEANS OF ACCESS.
LAND NORTH OF EASTBOURNE ROAD, UCKFIELD

WD/2024/1843/F
CONVERSION OF EXISTING BUILDINGS TO PROVIDE THREE FLATS AND GROUND
FLOOR COMMERCIAL UNIT ALONGSIDE ASSOCIATED WORKS
101 HIGH STREET, UCKFIELD, TN22 1RN

WD/2024/1844/LB
CONVERSION OF EXISTING BUILDINGS TO PROVIDE THREE FLATS AND
GROUND FLOOR COMMERCIAL UNIT ALONGSIDE ASSOCIATED WORKS
101 HIGH STREET, UCKFIELD, TN22 1RN

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

Response to Town Council: The Town Council comments are noted, the Conservation Officer has been consulted on this application and provides comments.

WD/2024/2069/F
PROPOSED END OF TERRACE TWO STOREY FAMILY HOUSE
24 NEVILL ROAD, UCKFIELD, TN22 1PF

WD/2024/2405/F
INSTALLATION OF AIR SOURCE HEAT PUMP
31 MALLARD DRIVE, UCKFIELD, TN22 5PW

Withdrawn:

WD/2020/1650/F
DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF FIVE DWELLINGS
WITH NEW ACCESS PROVIDED.
CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD, TN22 2AR
Regarding the withdrawn application for Charlwood Manor, the Chair stated that she would find out which application the applicant would be preceding with.

Members noted the decision notices.

**7.0 TREE PRESERVATION ORDERS
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY)
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

Tree Preservation Order 2024/0005 (Uckfield)
Woodland on land to north of North Row, Uckfield TN22 1ES

TM/2024/0262/TPO

Reduce and reshape one yew tree overhanging property by 3m within tree preservation order (Crowborough) no 43, 2004
11 Cedars Close, Uckfield, East Sussex, TN22 1JA

Members noted the Tree Preservation Orders.

8.0 PREMISES LICENCE

Notice of Variation Application: 32095 Amira's Kitchen, Loxfield Chambers,
Grange Road, Uckfield, TN22 1QU
Applicant: Amira's Kitchen Ltd, 19 Woodfox Way, Haywards Heath, RH16 4EZ

Notice of Variation Application: 32092 Soiree Lounge Bar, 93 High Street,
Uckfield, TN22 1RJ
Applicant: Amira's Kitchen Ltd, 19 Woodfox Way, Haywards Heath, RH16 4EZ

Members noted both Premise Licences.

**9.0 CONSULTATION: ENVIRONMENTAL FRAMEWORK FOR EVENTS AND
LICENSED BUSINESSES**

To approve draft letter to District Councillor Donna French to take to the Wealden District Council Licensing Committee meeting on the 15 March 2025.

P57.01.25 Members **RESOLVED** to approve the draft letter and send to Cllr. French.

Cllr. Spike Mayhew left the meeting. (7.29pm)

**10.0 HIGHWAYS INTERNAL CONSULTATION REF. S1/450 COOPERS GREEN ROAD,
UCKFIELD PROPOSED S278 HIGHWAY WORKS**

To discuss and provide comments on the detailed design proposals for the above developer led highways scheme, to provide a new site access road junction and footway improvements along Coopers Green Road at Coopers Green.

Members felt that it was beyond the remit of the Town Council to understand the complexities of the engineering documentation. In order to understand more fully the proposals members stated they would very much like to make an accompanied site visit.

Members discussed the application and made the following comments: -

- The proposed entrance would be too close to the traffic lights/main junction. (Although it was acknowledged that if this was in accordance with Highways, this opinion would be immaterial);
- Referring to Section 278 Engineering Layout - Plan View, members asked why it was necessary to remove more trees;
- Additional 'deer crossing' signage needed be erected along the highway, due to high deer activity.

The meeting closed 7.38pm.