

Plans Committee – Public Consultation Notices Response

Monday 6th April 2020

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 the 8th 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 applications for consideration were emailed to plans committee members.

Public notices were put up on 20th March 2020:

WD/2019/0209/F LAND AT SNATTS ROAD, UCKFIELD, TN22 2AR

Phased development of 2no. self-build dwellings.

Revised site plan showing visibility splays, turning areas and emergency access.

Public notices were put up on the 25th March 2020:

WD/2020/0327/FR - 33 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Part retrospective application for a proposed car park and alterations

WD/2020/0513/F - 4 WARES ROAD, RIDGEWOOD, TN22 5TW

Demolition of defective garden boundary wall and erection of matching boundary wall.

WD/2019/2579/MAJ - UCKFIELD COMMUNITY TECHNICAL COLLEGE, DOWNSVIEW CRESCENT, UCKFIELD, TN22 3DJ

Provision of two temporary modular buildings in association with the redevelopment of Uckfield Community Technology College

WD/2020/0280/FR 18 FURNACE WAY, UCKFIELD, TN22 1XG

Retention of rear dormer addition not constructed in accordance with the permitted development granted in April 2019 REF: WD/2019/0345/LDP.

4.0 Declaration of interests

- 4.1 Councillor J. Love declared a personal interest in planning application WD/2020/0513/F – 4 Wares Road, as a result of knowing the owner of the property, and therefore did not participate in the response provided for this application.
- 4.2 Councillor D. French declared a personal interest in planning application WD/2020/0280/FR – 18 Furnace Way, as a result of knowing the owner of the property, and therefore did not participate in the response provided for this application.

5.0 Comments

5.1 The Chairman gave the definitive response of the committee as follows:-

WD/2019/0209/F for LAND AT SNATTS ROAD, UCKFIELD, TN22 2AR

It was **RESOLVED** to OBJECT to this application and reiterate the original concerns of the Town Council on the following grounds:

- lack of consultation with nearby residents (*no application notice was visible on the site entrance and only comments in relation to the previous application are present on the Planning portal*);
- the drawings in the application have not been updated (the description of the application states two properties but the drawings show four properties);
- there are still substantial concerns regarding the creation of a new access point onto Snatts Road, and added danger that this will bring to householders leaving the access point, and those travelling along Snatts Road. The development of Quarry House and associated site traffic has already caused many close calls in Snatts Road. Despite a reduction in the number of dwellings, the danger posed by construction traffic and extra domestic journeys will exacerbate the problems that existing residents have to deal with in this area (namely speeding traffic along a narrow rural road).

WD/2020/0327/FR – 33 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Part retrospective application for a proposed car park and alterations

It was **RESOLVED** to SUPPORT this application as parking is a premium in this area. We would however like to express our concern at yet another retrospective application.

WD/2020/0513/F – 4, WARES ROAD, RIDGEWOOD, UCKFIELD, TN22 5TW

Demolition of defective garden boundary wall and erection of matching boundary wall

It was **RESOLVED** to SUPPORT this application and members were pleased that consideration had been given to replace with matching materials.

WD/2019/2579/MAJ – UCKFIELD COMMUNITY TECHNICAL COLLEGE, DOWNSVIEW CRESCENT, UCKFIELD, TN22 3DJ

Provision of two temporary modular buildings in association with the redevelopment of Uckfield Community Technology College

It was **RESOLVED** to SUPPORT this application and the much awaited facilities, but members wished to express their disappointment that this wasn't designed with the foresight to accommodate the existing number of pupils, let alone the increase in numbers anticipated with future development.

WD/2020/0280/FR – 18 FURNACE WAY, UCKFIELD, TN22 1XG

Retention of rear dormer addition not constructed in accordance with the permitted development granted in April 2019 (Ref WD/2019/0345/LDP)

It was **RESOLVED** to OBJECT to this application on the basis that it must be built as originally proposed and approved.

6.0 Responses from Wealden District Council in relation to previously considered applications:

6.1 **Application No. WD/2019/2472/F PROPOSED PITCHED ROOF FRONT/SIDE EXTENSION TO EXISTING GARAGE/GARDEN STORE BUILDING TO CONVERT INTO A TWO BEDROOM ANNEXE TO MAIN HOUSE. RIDGEDOWN, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SJ**
You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to APPROVE the above application on 12 March 2020.

The application has been subject to lengthy negotiations which have significantly reduced the proposal to more appropriate proportions and eliminates the originally proposed first floor and overlarge projecting gable. Two bedrooms are still proposed, in view of the particular personal needs of the residents, but it is noted that there are no kitchen facilities proposed, as care would be provided from the main house. The large entrance hall is required to accommodate a buggy. The amended scheme has adequately addressed concerns regarding the size of the annexe and the increased height to arrive at a scheme which sits comfortably within a relatively secluded part of the garden, but still provides adequate space for the needs of the individuals.

- 6.2 **Application No. WD/2020/0251/F**
PROPOSED GARAGE CONVERSION
3 KNIGHTS MEADOW, UCKFIELD, TN22 1UR
You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to APPROVE the above application on 23 March 2020.
- 6.3 **Application No. WD/2020/0145/FR**
RETROSPECTIVE APPLICATION FOR A CHANGE OF USE OF OFFICE BUILDING TO SINGLE RESIDENTIAL DWELLING MALTMEAD COTTAGE, OLIVES YARD, HIGH STREET, UCKFIELD, TN22 1QP
You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to APPROVE the above application on 25 March 2020.
RESPONSE TO TOWN COUNCIL: The site is located in the designated shopping area, however, there are no policies which would prevent a change of use of the unit, to a residential use. Business policies seeking to retain B1 uses do not apply in designated shopping areas. It is in a very sustainable location, just off the High Street, close to public transport and many other facilities. The current shortfall in the supply of housing land is a very material consideration which weighs heavily in favour of the proposal, which has to be balanced with the impact of the development on the surrounding area. The current application follows the 2015 refusal, submitted under the prior approval procedure. The applicant commenced the works before the application was decided, which meant that it had to be refused on the technical breach of the procedure, but not for any other reason. It would not be appropriate to introduce a different reason for refusal at this stage, particularly in light of the current lack of adopted policies to resist the loss of the B1 use in a shopping area, the governments' agenda in legislating permitted development rights for residential use, coupled with the District's shortage of housing. As such, there is no policy option to resist the principle of this change of use.
- 6.4 **Application No. WD/2020/0250/F**
PROPOSED SIDE EXTENSION. 3 KNIGHTS MEADOW, UCKFIELD, TN22 1UR
You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to APPROVE the above application on 30 March 2020.
- 6.5 **Application No. WD/2020/0313/F**
ERECTION OF DETACHED STANDARD SINGLE SLOPING ROOF GARAGE ON EXISTING DRIVEWAY HEATHER BANK, PUDDINGCAKE LANE, UCKFIELD, TN22 1BU
You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to APPROVE the above application on 30 March 2020.
- 7.0 Recommendations**
- 7.1 It is recommended that members note the report.

Contact Officer: Holly Goring