

Meeting of the Planning Committee
Tuesday 4th August 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 were emailed to plans committee members for consideration.

Public notices were put up on the 21st July 2020

WD/2020/1196/F 11 HARLANDS MEWS, UCKFIELD, TN22 5JQ

demolition of existing rear conservatory. new single story rear extension to replace existing conservatory and extend the living room.

WD/2020/1054/O WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS

Outline application for the demolition of the existing dwelling and garage and erection of up to 9 no. dwellings and associated works

4.0 Declaration of Interests

- 4.1 Cllr. Chris Macve declared a personal interest in application WD/2020/1054/O White Gates, Regency Close, Uckfield, TN22 1DS, as he owns the neighbouring property. He did not comment on the application.

5.0 Comments

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

WD/2020/1196/F 11 HARLANDS MEWS, UCKFIELD, TN22 5JQ

Demolition of existing rear conservatory. New single story rear extension to replace existing conservatory and extend the living room.

Uckfield Town Council support the application as there are no concerns from neighbouring properties and is replacement of existing conservatory.

WD/2020/1054/O WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS

Outline application for the demolition of the existing dwelling and garage and erection of up to 9 no. dwellings and associated works.

1 Overdevelopment of the site for '9no dwellings:-

- *Increased traffic which would be detrimental to the safe access and egress from Manor House Court.*
- *Parking concerns:- The 'Parking Court' for 20 vehicles mentioned on the drawing is in fact private property belonging to the residents of Manor House Court. It is used for access to the garages and signage states no parking opposite the garages.*
- *Increased traffic which would exacerbate current parking problems on the road and cause concern for the safety of pedestrians and drivers.*
- *Concerns how emergency vehicles would access the development as the only access to the development would be via Regency Close.*

2 Loss of Privacy, and noise disturbance: -

- *Development could cause loss of privacy into ground floor bedroom window of Flat 2 Brewer Place, and also Flat 4 on the first floor which faces the site would be affected by loss of privacy and noise and disturbance being 11.5m from the boundary.*

3 Construction vehicles concerns

- *Plan is not clear how construction vehicles will access the turning that leads to the current property The White House. The road runs in front of the boundary to Manor House Court with a hedge at the boundary on the right. Any lorries entering there will have difficulty turning in.*

4 UTC would like WDC to ensure that full consultation with neighbouring properties is made. Additionally, Uckfield Town Council would ask that Wealden District Council ensure that all properties that have a right of way over the part of the road up to the garages have been informed of this application.

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

6.1 **WD/2020/0838/AI THE INSTALLATION OF 4 NO. NEW DIGITAL FREESTANDING SIGNS TO REPLACE EXISTING SIGNAGE AND 1 NO. NEW 15" DIGITAL BOOTH SCREEN.**

MCDONALD'S RESTAURANT, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD

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 17 July 2020.

WD/2020/1015/F CONVERSION OF GARAGE TO HABITABLE SPACE 22 MONTACUTE WAY, UCKFIELD, TN22 1TR

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 21 July 2020.

WD/2020/0046/F PROPOSED DEVELOPMENT OF 7 DWELLINGS (1 X 4 BED & 6 X 3 BED) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (AMENDED SCHEME FOLLOWING APPROVAL OF APPLICATIONS WD/2016/1990/O & WD/2018/1533/RM FOR 7 DWELLINGS). LAND ADJOINING 22 KELD DRIVE, UCKFIELD, TN22 5BS

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 July 2020.

RESPONSE TO TOWN COUNCIL: The comments of the Town Council have been carefully considered. The Council's evidence base does show a need for 3 bedroom dwellings. This is a modest change to the original application. The Highway Authority have been consulted and do not raise objections on grounds of highway safety. The development provided sufficient parking to meet East Sussex Parking Calculator requirements and the visitor parking requirements of the adopted Wealden Local plan 1998.

WD/2020/0892/F SINGLE STOREY REAR AND SIDE EXTENSION. 50 HARCOURT ROAD, UCKFIELD, TN22 5DS

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 22 July 2020.

WD/2020/0781/F SINGLE STOREY REAR EXTENSION, ALTERATIONS, BLOCK PAVED DRIVEWAY TO FRONT AND ALTERATIONS TO VEHICLE CROSSOVER.

32 DOWNSVIEW CRESCENT, UCKFIELD, TN22 1UB

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 July 2020.

WD/2020/0644/F SINGLE STOREY EXTENSION 1.4M WIDE WITH REDESIGNED LOW PITCHED ROOF IN CLAY TILES.

230 HIGH STREET, UCKFIELD, TN22 1RE

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 24 July 2020.

Response to Town Council: It is confirmed that the wall is not listed, nor does it form the any part of the boundary of a listed building.

7.0 Recommendations

7.1 It is recommended that members note the report.

Contact Officer: Linda Lewis