

UCKFIELD TOWN COUNCIL



Minutes of a meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 20th September 2021 at 7.00pm

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

Cllr. C. Macve
Cllr. D. Bennett (Vice-Chair)

Cllr. J. Love
Cllr. B. Cox

IN ATTENDANCE: -

1 member of the press (recording)
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 interests that they may have in relation to any item on the agenda. Cllr. Macve declared a personal interest in the following application as he knows the agent and therefore would not comment or vote on this application under item 5.0:- WD/2021/1955/F 13 BROWNS LANE, UCKFIELD, TN22 1RX.

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. Spike Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 31st August 2021

P34.09.21 It was **RESOLVED** that the minutes of the Plans Committee meeting of the 31st August 2021, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members considered the Action List that had been previously circulated and agreed to remove the following item which had appeared under item 7.0 of the Agenda.

P24.08.21 WD/2021/1824/FA 24A VERNON ROAD, UCKFIELD, TN22 5DY
Removal of Condition 12 of WD/2010/0884/F (erection of 1 no. detached 2 bedroom house with integrated garage) to enable reinstatement of permitted development rights.

5.0 PLANNING APPLICATIONS

WD/2021/1873/FR 5 SUNNYBROOKE CLOSE, UCKFIELD, TN22 1EY

Retrospective removal of summer house, trellis and shrubs from the rear part of the garden, including two small trees from the short but steep bank at the left hand side of the rear of the garden, removal of the dilapidated rear fence; replacement of the steep bank by a new retaining wall with infill to reduce the front to back and side to side angles of slope in the garden; installation of a new fence inside the new timber and steel retaining wall of similar height and style to the pre-existing fence.

P35.09.21 It was **RESOLVED** to support the application as this would effectively be like for like, using more suitable materials. Members noted there would be no planning grounds to object.

WD/2021/2133/F 1 HART CLOSE, UCKFIELD, TN22 2DA

Single storey extension to rear & proposed first floor extension over garage.

P36.09.21 It was **RESOLVED** to support the application as there were similar developments in the area and the works would not detract from the existing street scene.

WD/2021/2130/F 9 SAUNDERS CLOSE, UCKFIELD, TN22 2BX

Proposed single storey rear extension.

P37.09.21 It was **RESOLVED** to support the application as although it would be large in size compared to the plot, there were others in the vicinity that had similar extensions and conservatories on the back of their properties, and there were no neighbour objections.

WD/2021/2162/F 16 HEMPSTEAD GARDENS, UCKFIELD, TN22 1ED

Construction of a two storey rear extension and single storey entrance porch at front with associated works.

P38.09.21 It was **RESOLVED** to support the application as it would have no detrimental impact, and would not protrude beyond the building line of the attached property. Similar extensions were in the area and it would therefore be in keeping.

Cllr. Macve reiterated his personal interest in the following application and did not participate in discussions or the vote.

WD/2021/1955/F 13 BROWNS LANE, UCKFIELD, TN22 1RX

Single storey addition, replacement porch and 1.5m high close boarded boundary fence.

Members discussed the fact that the fence was to be close boarded and commented that this would detract from the open plan nature of the garden estate. However, it was thought there may be reasons to choose close board fencing i.e. for pets.

P39.09.21 Subsequently it was **RESOLVED** to support the application for the single storey addition and porch, although regarding the fence members were disappointed that it was not a hedge continuing from the neighbouring property, and were concerned that this would set a precedent.

WD/2021/1824/FA 24A VERNON ROAD, UCKFIELD, TN22 5DY

Removal of condition 12 of WD/2010/0884/F (erection of 1 no. detached 2 bedroom house with integrated garage) to enable reinstatement of permitted development rights.

This application appeared on the agenda of the 31st August, however at that time members were unable to comment and requested to know why permitted development rights were previously removed from this particular property. This query was answered by the case officer stating that:

Removal of Permitted Development rights has previously been commonplace for applications such as this approved in 2010, which was done in order to retain some control over future development. However, removal of all Permitted Development Rights also restricts the applicant's ability to build things like simple garden outbuildings, sheds, greenhouses etc and even to install domestic gas/oil tanks without first applying for planning permission.

The removal of Permitted Development Rights has been tightened up in the latest version of the National Planning Policy Framework (NPPF) 2021, limiting our ability to attach conditions that require the blanket removal of all rights.

In this case, there wasn't an obvious justification for attaching this condition, it appears to have simply been added as a matter of routine.

This application was placed on this agenda as it had been hoped that an extension of time would be granted. In this instance the case officer was unable to grant an extension of time and subsequently it was considered outside the cycle of meetings. This was acceptable as it had appeared on the agenda of the 31st August 2021.

The Response of the Town Council was sent to Wealden Planning department on the 15th September 2021 and the response was as follows:
The Town Council have no objections to the application, although we do have concerns that the unit was built without engagement with Wealden District Council to discuss what was permitted and what was not permitted.

Members noted the comments sent to Wealden District Council were as resolved outside the cycle of meetings.

6.0 DECISION NOTICES

Approved:

WD/2021/1563/F PROPOSED ALTERATIONS TO EXISTING GARAGE, COMPRISING RECONSTRUCTING THE ROOF AND REBUILDING THE SOUTH WALL IN FACING BRICKWORK.

24 HARCOURT ROAD, UCKFIELD, TN22 5DU

WD/2021/1234/F EXTENSION OF GARAGE TO CREATE A UTILITY AREA.
7 FIRLE GREEN, UCKFIELD, TN22 1NP

WD/2021/1721/F SINGLE-STOREY, SIDE AND REAR EXTENSION
6 HARCOURT ROAD, UCKFIELD, TN22 5DU

WD/2021/1683/F PROPOSED GARAGE CONVERSION WITH BAY WINDOW AND PITCHED ROOF OVER WITH SKY LANTERNS.

11 CAMBRIDGE WAY, UCKFIELD, TN22 2AA

WD/2021/1557/F PROPOSED FRONT PORCH AND NEW BOUNDARY TREATMENTS

20 ELLIS WAY, UCKFIELD, TN22 2BT

WD/2021/1375/F ERECT GARDEN SHED/OFFICE OF WOODEN STRUCTURE.
4 GREENFIELDS, UCKFIELD, TN22 5FZ

WD/2021/1786/F SINGLE STOREY REAR EXTENSION.
33 CASTLE RISE, RIDGEWOOD, UCKFIELD, TN22 5UN

WD/2021/1800/F PROPOSED GARAGE CONVERSION AND FRONT PORCH EXTENSION.

1 WOODPECKER WAY, UCKFIELD, TN22 5NE

WD/2021/1479/F INSTALLATION OF THREE SKYLIGHTS IN PITCHED ROOF.
TOP FLAT, AYSGARTH, 20 NEW TOWN, UCKFIELD, TN22 5DD

WD/2021/1933/F PROPOSED TWO STOREY SIDE EXTENSION.

8 HUNTERS WAY, UCKFIELD, TN22 2BB

WD/2021/1452/F TO REPLACE 3 NO. STEEL CONTAINERS AND 2 NO. SHEDS WITH A SINGLE-STOREY STEEL FRAME BUILDING ANCILLARY TO THE USE OF THE PLAYING FIELDS.
UCKFIELD RUGBY FOOTBALL CLUB, HEMPSTEAD PLAYING FIELDS, NEVILL ROAD, UCKFIELD, TN22 1LX

WD/2021/1897/F PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION.
42 NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5TG

WD/2021/1870/F REMOVAL OF EXISTING CONSERVATORY ATTACHED TO EXISTING DETACHED GARAGE AND REPLACE WITH A REAR EXTENSION OF GARAGE TO CREATE AN OFFICE.
18 CALVERT CLOSE, UCKFIELD, TN22 2BZ

Refuse:

WD/2021/1775/F PROPOSED SINGLE STOREY REAR EXTENSION REPLACING AN EXISTING SINGLE STOREY REAR CONSERVATORY, PROPOSED SINGLE STOREY ANCILLARY GARDEN ANNEXE BUILDING, AND PROPOSED SINGLE STOREY DOUBLE GARAGE.
66 TOWER RIDE, UCKFIELD, TN22 1NU

Members noted the decision notices.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS –
Members noted the report.

8.0 TO CONSIDER CONTENTS OF A LETTER TO BE WRITTEN TO WEALDEN DISTRICT COUNCIL TO RE ENGAGE DISCUSSIONS AT TOWN COUNCIL PLANS COMMITTEE MEETINGS.

Members noted the report and **RESOLVED** to instruct the clerk to proceed with Option 1.

The meeting closed at 7.38pm.