



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 14th November 2022
Council Chamber, Civic Centre, Uckfield at 7.00pm

AGENDA

Under the Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

1.0 DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this Agenda. Should any Member consider that they require a dispensation in relation to any prejudicial interest that they may have, they are asked to make a written application to the Clerk well in advance of the meeting.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

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

Members of the public are requested to notify the Town Council in advance of the meeting by emailing admin@uckfieldtc.gov.uk

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 24th October 2022.

4.2 Action List – attached.

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

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

Town Clerk
8th November 2022

5.0 PLANNING APPLICATIONS

WD/2022/1303/MAJ RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Phased development comprising 9 no. dwellings, access, landscaping and associated infrastructure.

WD/2022/0606/F 13 ROCKS PARK ROAD, UCKFIELD, TN22 2AT

First floor side addition and single storey rear addition to include relocation of retaining wall.

WD/2022/2714/F 49 HIGH STREET, UCKFIELD, TN22 1AN

Closure of retail bank, removal of existing signage, external ATMS, night-safe and making good where removals affect the building. Removal of non-original internal signage, fixtures, fittings, furniture, and equipment relating to the operation of this retail bank.

WD/2022/2405/F MULBERRY HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

Erection of boundary fence.

6.0 DECISION NOTICES

Approved:

WD/2022/2289/F

VEHICLE CROSSOVER AND OFF-ROAD PARKING AREA.
52 MANOR WAY, UCKFIELD, TN22 1DG

WD/2022/2061/FR

REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW SINGLE STOREY EXTENSION TO INCLUDE RETROSPECTIVE DECKING TO REAR.
35 KELD AVENUE, UCKFIELD, TN22 5BW

WD/2022/2032/F

PROPOSED WORKS TO BEER GARDEN COMPRISING EXTENSION TO DECKING AREA WITH PERGOLA OVER, LANDSCAPING AND FENCING.
HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

WD/2022/2238/F

REPAIRS TO ROOF AND FASCIAS OF TIMBER GARDEN CHALET WITHIN REAR GARDEN
48 CHURCH STREET, UCKFIELD, TN22 1BT

Refused:

WD/2022/1808/F

PROPOSED EXTENSION AND CONVERSION OF A REDUNDANT TWO-STOREY OFFICE BUILDING INTO THREE SELF-CONTAINED STUDIO APARTMENTS.
33 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

WD/2022/2071/LBR

RETENTION OF INTERNAL ALTERATIONS AND REPAINTING OF THE BUILDING MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

Withdrawn:

WD/2022/2339/F

GARDEN SHED

PLOT 111, HARLANDS PARK (LAND NORTH OF MALLARD DRIVE), UCKFIELD, TN22 5NF

Response to Town Council:

WD/2022/1808/F

PROPOSED EXTENSION AND CONVERSION OF A REDUNDANT TWO-STOREY OFFICE BUILDING INTO THREE SELF-CONTAINED STUDIO APARTMENTS.
33 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Officer Response to Town Council: The proposed units are small residential units, they are not, as set out in the report, being put forward as "affordable" residential units in the true sense in planning terms, although it is acknowledged these provide accommodation at the lower end of the housing market.

WD/2022/2032/F

PROPOSED WORKS TO BEER GARDEN COMPRISING EXTENSION TO DECKING AREA WITH PERGOLA OVER, LANDSCAPING AND FENCING.
HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

The tree report submitted with the application is clear in advising how the trees on the site will be dealt with. Some are scheduled for removal, whilst other are to be pruned. The tree report was submitted and accepted in a previous application ref.

WD/2021/2663/F of the site such that it is not necessary to seek the advice of the Tree Officer on this occasion as to the acceptability of the contents of the report. The concerns related to the war memorial have also been dealt with via condition under WD/2021/2663/F. Indeed, the war memorial is outside the red line site area for this application and has not been assessed as part of, nor forms part of, this application.

Monday 14th November 2022

**AGENDA ITEM 7.0
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 8 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 application was emailed to plans committee members for consideration.
The Following Public notice was put up on 1st November 2022

WD/2022/1913/F WESTMINSTER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH
Extension of existing warehouse
A Swept Path Analysis has been provided. New parking spaces will be provided to the larger dimensions (2.5m x 5m) with all other spaces remaining as existing.

4.0 Declaration of Interests

4.1 None.

5.0 Comments

5.1 The Chairman gave the definitive response of the committee as follows: -
WD/2022/1913/F WESTMINSTER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH
Extension of existing warehouse
A Swept Path Analysis has been provided. New parking spaces will be provided to the larger dimensions (2.5m x 5m) with all other spaces remaining as existing.
The developer has provided an updated Swept drawing in line with East Sussex Highway's requirements, but until the report from East Sussex Highways has been received, Uckfield Town Council is unable to comment further. For that reason, the Town Council's previous response submitted on the 26th September still stands.

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis