



UCKFIELD TOWN COUNCIL
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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 15 July 2024
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 24 June 2024.

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
9 July 2024

5.0 PLANNING APPLICATIONS

WD/2024/1427/F 1 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

To build a conservatory on the rear of the house

WD/2024/1497/F AND WD/2024/1498/LB 46 CHURCH STREET, UCKFIELD, TN22 1BT

Single storey rear extension to semi-detached house and removal of garden office outbuilding

WD/2024/1347/F 124 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

Vehicular crossover together with provision of parking space to front of property.

WD/2024/1516/AI 77 HIGH STREET, UCKFIELD, EAST SUSSEX, TN22 1AP

2 sets of internally illuminated text and light line to replace existing 1 internally illuminated delivery sign to replace existing take away sign 1 externally illuminated projection sign to replace existing 1 non illuminated hanging roundel to replace existing

WD/2024/1484/F 21C HIGH STREET, UCKFIELD, TN22 1AG

Proposed new kitchen extract for pizza restaurant.

6.0 DECISION NOTICES

Approved:

WD/2024/0841/A

TO DISPLAY CHURCH NAME AND LOGO ON FRONT OF BUILDING
TRIBUNE HOUSE, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

WD/2023/2193/O

OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND THE ERECTION OF UP TO 9 DWELLINGS (WITH ALL MATTERS RESERVED EXCEPT ACCESS). ACCESS TO BE ACHIEVED FROM LEWES ROAD.
LAND ON THE SOUTH SIDE OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Response to Town Council: Highway issues have been fully considered by the Highway Authority who raise no objections to the scheme following further work on ensuring sufficient visibility splays can be achieved. Waste services can also be fully supported within the proposed access arrangements. Matters of noise will be addressed at Reserved Matters stage and secured by condition, with a condition also being imposed requiring a Construction Environmental Management Plan to ensure the amenities of existing residents are safeguarded.

WD/2024/0921/RM

RESERVED MATTERS (APPEARANCE, LANDSCAPING AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2023/1005/O (OUTLINE APPLICATION FOR THE ERECTION OF TWO DWELLINGS WITH SITING AND ACCESS CONSIDERED AND ALL OTHER MATTERS RESERVED)

LAND ADJACENT TO 2 MILL DROVE, UCKFIELD, TN22 5AB

Response to Town Council: The principle of erecting two dwellings on this site has already been accepted following granting of outline planning permission. As such, issues of overdevelopment are not for consideration at the reserved matters stage. Again, the principle of two dwellings has been established and the site's size and topography dictates two dwellings will have to be semi-detached with a three-storey appearance at the front and a two storey appearance at the rear. The submitted

drawings show levels in relation to the adjacent built form and these are considered to be acceptable.

The appearance of the proposed dwellings would be in keeping with the character of Mill Drove in terms of external materials and overall form. A condition can be added securing details of final materials to be used to ensure a high-quality finish is achieved. Similarly, concerns over the potential for temporary disruption during the build phase are noted. However, a condition can be imposed requiring details of spoil disposal, as can a condition requiring a Code of Construction Practice. It should also be borne in mind that ESCC Highways has not objected to the outline proposal or this reserved matters application.

WD/2024/0997/MFA

VARIATION OF CONDITIONS 6 & 8 AND REMOVAL OF CONDITION 7 OF WD/2023/0930/MRM (RESERVED MATTERS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2020/0410/MAO (OUTLINE PLANNING APPLICATION FOR UP TO 90 RESIDENTIAL DWELLINGS (INCLUDING UP TO 35% AFFORDABLE HOUSING), INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA, SURFACE WATER FLOOD MITIGATION, VEHICULAR ACCESS POINT FROM EASTBOURNE ROAD AND ASSOCIATED ANCILLARY WORKS) TO REFER TO UPDATED NATURESPACE DOCUMENTS. LAND OFF EASTBOURNE ROAD, UCKFIELD

WD/2023/3126/F

CHANGE OF USE OF INDUSTRIAL BUILDINGS FROM USE CLASSES E(g) AND B8 TO USE CLASS B2.
6 BOLTON CLOSE, UCKFIELD, TN22 1PH

Meeting of the Planning Committee
Monday 15 July 2024

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 and a public notice was put up on 2nd July 2024.
WD/2024/1336/F 14 ROCKS PARK ROAD, UCKFIELD, TN22 2AS
First floor extension above existing ground floor extension at rear.
Demolition of side conservatory and replace with single storey side extension

4.0 Declaration of Interests

4.1 There were no declarations of interest.

5.0 Comments

5.1 The following comments were emailed to Wealden DC Planning on the 9th July 2024.
WD/2024/1336/F 14 ROCKS PARK ROAD, UCKFIELD, TN22 2AS
First floor extension above existing ground floor extension at rear.
Demolition of side conservatory and replace with single storey side extension

Uckfield Town Council support the application on the following grounds:-

- A precedent exists as other properties in the area have made similar additions;
- The works proposed would not affect the street scene.

Members were aware that the site was adjacent to a dense woodland area and a natural green corridor, with a number of older trees within it. Members would therefore request that Wealden District Council's Tree and Landscape Officer be consulted immediately should there be any changes to the positioning of the foundations that may pose a risk to the root protection area.

6.0 Recommendations

6.1 It is recommended that members note the report.
Contact Officer: Linda Lewis