



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 27 August 2024 at 7.00pm

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

Cllr. C. Macve (Vice Chair)
Cllr. S. Mayhew

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
2 members of the public

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interest that they may have in relation to any item on the agenda. In relation to agenda item 5.0 Planning Applications; application, WD/2024/1760/F Molesey Cottage, Hempstead Rise, Uckfield, Cllrs. K. Bedwell and S. Mayhew declared an interest which was neither personal or prejudicial, but was a professional interest since they worked with the applicant in their capacity as Mayor and as Deputy Mayor, supporting/promoting local businesses. Cllr. Love declared a personal interest in the same application as she knew the applicant very well, in her capacity as a Town Councillor and also personally.

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

P24.08.24 It was **RESOLVED** to suspend Standing Orders to allow a member of the public to speak in support of application WD/2024/1760/F Molesey Cottage, Hempstead Rise, Uckfield.

He introduced himself to the committee as a chartered building consultant and an agent representing the applicant.

He wished to explain the circumstances of the application site, which had previously been considered twice and had been twice refused. He explained that the property was sandwiched between two large blocks of flats, with Vincent Court to the north having only been recently built. He explained that the ground floor of the flats looked directly at the garden wall, approximately only 2.5m away, and that the first floor and the second floor of the flats overlooked the applicants garden on the south side.

He explained that the applicant simply wanted to remove the flat roof and place a pitched roof, to be able to use the space for his own ancillary use and enjoyment.

He stated that the previous reasons for objection were subjective; 'Unacceptable street scene' was subjective since another property in the road had a similar adaption of the garage roof; 'Loss of light' was also subjective, since although the pitched garage roof would be seen by the flats on the first and second floor, the loss to light would be, by

comparison less than the ground floor of the flats which faced a brick wall only 2.5m away.

He advised that he would be contacting the ward member, (referring to the ward member's capacity as Head of Planning and Development) in relation to the planning consent given to build Vincent Court, and how this had affected his client's position.

He hoped that the committee would come to a conclusion that was both fair and reasonable.

P25.08.24 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies were received from Cllrs. P. Ullmann and D. Bennett

4.0 MINUTES

4.1 Minutes of the meeting held on 5 August 2024

P26.08.24 It was **RESOLVED** that the minutes of the Plans Committee of the 5 August 2024, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted no change to the action list.

5.0 PLANNING APPLICATIONS

Cllrs. K. Bedwell and S. Mayhew reiterated their interest in the following application.

Due to her personal interest in the following application, Cllr. Love handed the Chair to Cllr. Macve

WD/2024/1760/F MOLESEY COTTAGE, HEMPSTEAD RISE, UCKFIELD

Replace flat roof to existing garage with new pitched roof. to provide ancillary accommodation.

P27.08.24 Members felt that the application had been considerably revised from that previously submitted and **RESOLVED** to support the application on the following grounds, with the proviso that the created space above the garage must not be used as a premises for business, or as separate accommodation.

- The pitched roof would not cause overshadowing;
- There had been no objection from residents;
- The proposed would be in keeping with adjoining properties since the garage door was now remaining and there would be windows on the east elevation

Cllr. Macve handed the role of Chair back to Cllr. Love to continue the meeting.

The two members of the public present, left the meeting (7.20pm).

WD/2024/1883/F SHALIMAR, HIGHVIEW LANE, RIDGEWOOD, UCKFIELD, TN22 5SY

Rear extension and internal alterations.

P28.08.24 It was **RESOLVED** to support the application on the following grounds:

- There would be no effect to the street scene;
- There would be no detrimental impact to neighbouring properties.

WD/2024/1411/MAO LAND AT COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD TN22 3AA

Outline application with all matters reserved except access, layout and scale for the development of the site for 14 no. residential units, with associated access, car and cycle parking.

P29.08.24 It was **RESOLVED** to object to the planning application on the following grounds:

- The development would break the ecology corridor;
- Would be detrimental to the conservation of Buxted Park; its Rural Park and Garden Status, and SSSI Status;
- Would cause loss of landscape character;
- Would pose a detrimental impact on the ancient and semi-natural woodland;
- Would create a loss of biodiversity and does not meet the 10% mandatory net gain value;
- The application should have included a bat survey;
- The consultation response from ESCC Flood Risk management, objects to the application on the grounds of insufficient information;
- There was no Highways report from ES Highways. Members had road safety concerns relating to Coopers Green Road – there will be crash data for Coopers Green Road, and subsequent crash records for the junction of Coopers Green Road with Ringles Cross, and the four-way junction of Coopers Green Road and Buxted/Five Ash Down;
- The application did not include details relating to the connection to the sewage system or details of any sustainable drainage systems;
- Members referred to a comment made by the Biodiversity Officer of WDC relating to application WD/2023/0947/MAJ dated 30.11.2023 in relation to habitat and grasslands which is also applicable to this application;
- Members raised concerns that only a 15m buffer was proposed between the development and ancient woodland. This is the bare minimum required and does not show due care and attention for the adjacent ancient woodland Views Wood and rich biodiversity of Buxted Park's SSSI;
- Members requested that Wealden DC note that there is a drainage ditch, which runs along the back boundary which needs to be considered;
- It was felt that this proposal and the increased numbers in Coopers Green/Five Ashdown would put a further strain on the current inadequate sewage system;

Members would also refer to all reasons mentioned in the WDC Appeal letter of the 6th June 2024 regarding WD/2023/0947/MAJ and highlighted the policies within the letter, that this application was contrary to:

Policies of particular reference from the attached letter, are:

- SPO13;
- WCSS14;
- Saved Policy EN27;
- Chapters 15 & 16 of NPPF;
- Contrary to saved policies EN12 and EN13 of the Wealden Local Plan;
- Policy WCS12 of the Wealden Core Strategy 2013; and paragraphs 174(b) and (d), 179 and 180 of the National Planning Policy Framework 2023, and the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended);
- Conflicts with saved policies EN1 and EN15 of the Wealden Local Plans 1998;
- Not compliant with regulation 63 of the Habitats Regulations 2018.

EAST SUSSEX COUNTY COUNCIL - CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
BELLBROOK CENTRE, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, EAST SUSSEX, TN22 1QL

Replacement of existing timber and uPVC windows with brown coloured aluminium framed windows

P30.08.24 It was **RESOLVED** support the application on the following grounds:

- The window replacements would enhance the thermal efficiency of the building;
- The thermal efficiency would cut emissions;
- The replacement windows would reduce the maintenance requirements.

Members commented that the building offered a good facility and support centre in the town.

6.0 DECISION NOTICES

Approved:

WD/2024/1427/F

TO BUILD A CONSERVATORY ON THE REAR OF THE HOUSE
1 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

WD/2024/1186/FA

VARIATION / REMOVAL OF CONDITION 3 OF WD/2022/1465/F (PROPOSED NEW 2 BEDROOM SINGLE STOREY DWELLING) THE EXTERNAL MATERIALS, INCLUDING WINDOWS, USED IN THE CONSTRUCTION OF THE DEVELOPMENT HEREBY APPROVED SHALL BE AS DETAILED ON 7964/MS DATED MAY 2024 AND SHALL BE RETAINED PERMANENTLY AS SUCH.
30 SYCAMORE COURT, UCKFIELD, TN22 1TY

Response to Town Council:

For the sake of clarity, Condition 3 of the appeal decision is not being removed but is being amended. External materials in the locality are varied and comprise, red yellow and brown brickwork, white weatherboarding and render, dark tile hanging and stained weatherboarding. Whilst Ferro brickwork is not present, neither is brown Roman brick which has already been approved. As such, the variation from brown Roman brick to the slightly darker Ferro brickwork is considered acceptable. Moreover, given the single storey height of the development and the 2m high hedgerow along the road frontage, the development would be predominantly screened from the street scene.

WD/2024/1347/F

VEHICULAR CROSSOVER TOGETHER WITH PROVISION OF PARKING SPACE TO FRONT OF PROPERTY.

124 FRAMFIELD ROAD, UCKFIELD, TN22 5AU

WD/2024/0295/F

THE REMOVAL OF A DILAPIDATED GLAZED CONSERVATORY. PROPOSED SINGLE STOREY EXTENSION.

BREWERY COTTAGE, NORFOLK WAY, UCKFIELD, TN22 1EP

WD/2024/0296/LB

THE REMOVAL OF A DILAPIDATED GLAZED CONSERVATORY. PROPOSED SINGLE STOREY EXTENSION.

BREWERY COTTAGE, NORFOLK WAY, UCKFIELD, TN22 1EP

Refused:

WD/2024/1336/F

FIRST FLOOR EXTENSION ABOVE EXISTING GROUND FLOOR EXTENSION AT REAR.

DEMOLITION OF SIDE CONSERVATORY AND REPLACE WITH SINGLE STOREY SIDE EXTENSION

14 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

Response to Town Council:

After considering all the representations received, the Council has decided to REFUSE the above application on 6 August 2024.

There are trees on the northern boundary with the neighbour, however, the first-floor extension is proposed on top of the existing ground floor extension and will involve no new foundations. The side extension is proposed to replace the existing conservatory and will be constructed on an existing area of hardstanding and is not adjacent to any trees. It is noted that there is an area of woodland covered by a TPO to the rear of the site, however, there is a further treed area of land separating the rear site boundary and the TPO area.

Members noted the decision notices.

The meeting closed at 7.44pm