



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 16 September 2024 at 7.00pm

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

Cllr. C. Macve (Vice Chair)
Cllr. P. Ullmann

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
Cllr. B. Reed

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, but none were forthcoming.

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

None

3.0 APOLOGIES

Apologies were received from Cllrs. D. Bennett and S. Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 27 August 2024

P31.09.24 It was **RESOLVED** that the minutes of the Plans Committee of the 27 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

WD/2024/1941/F 10 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

Face brickwork infill to existing porch area and new mono pitched roof over.

P32.09.24 It was **RESOLVED** support the application on the following grounds:

- The proposed works would have no adverse impact to neighbouring properties;
- Similar works had been carried out to other properties in the vicinity, and therefore a precedent existed.

WD/2024/1958/PO LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO WEST OF A22 NORTH OF HORSTED POND GATE.

Modification of Section 106 agreement dated 24 March 2016 attached to planning permission WD/2015/0209/MEA (outline application for redevelopment of land, including demolition of existing building and associated structures, comprising a residential-led mixed use urban extension, engineering works and construction of new buildings and structures to provide residential accommodation (up to 1000 net additional dwellings), up to a two form entry primary school and early years facilities, retail, community, health, leisure and up to 13,495 sq.m. of employment uses together with ancillary and

associated development including new and enhanced pedestrian/cycle routes and open spaces, car parking and vehicular access
- all matters reserved save for full details submitted for access points at site boundaries, and the creation of SANGS including demolition of existing buildings, car parking and access on land west of the A22) to enable variation of affordable housing obligations including definitions and SANGS Equalisation Payment.

A member of the committee read the following emailed explanation from the planning officer to a ward member and District Councillor, in order to clarify what was being sought under the proposed Modification to the S106 Agreement attached to WD/2015/0209/MEA.

'Checking back over the 2015 Outline Planning Application, Welbeck, the original Applicant, provided a large area of land for SANGS (28 hectares), much larger than the requirement for the development. It was over specified as noted in the Report that went to Planning Committee North which indicated that in terms of quantity, the area represented an overprovision, in excess of the standard required for 1000 residential units.'

The S106 Planning Agreement placed a cap on the number of homes that could rely on the SANGS at 1300. Therefore, if more residential development comes forward from other sites that seek to rely on this SANGS area, if over and above 1300 residential units, the clawback clause (SANGS Equalisation) comes into effect. And this would trigger an Equalisation Payment back to Welbeck. This has already been agreed in the original S106 Planning Agreement – definitions and in Clause 5 of Schedule 6 to the S106 Planning Agreement.

Please note that affordable housing provision is not affected by this proposed modification.

That proposed modification seeks to ensure that if this clawback clause is triggered that a commensurate sum (formula based) is paid to Welbeck as the original Applicant. This is more a point of clarification.

I hope this explains the SANGs point.

Housing Definitions – speaking with Welbeck, the changes to definitions was at the request of the Registered Provider, Town and Country. Please note that there will be no reduction in affordable housing provision. I trust this clarifies the reason for the proposed changes.

Hopefully I have provided the information required to assist you in understanding the proposed modifications, in particular the SANGs Equalisation payment.'

Members acknowledged that the application was not seeking to reduce affordable housing, and that the variation was to ensure that any SANGS equalisation payment would be paid direct to Welbeck Land rather than to Taylor Wimpey.

P33.09.24 It was subsequently **RESOLVED** to support the application, as there was no reason to object.

WD/2024/1798/F SUITE C, PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, UCKFIELD, TN22 5AR

Change of use of office unit to form one 2-bed dwelling, including replacement external doors within rear (south) elevation and provision of external railings to form patio garden.

Members felt that there were no planning reasons to object to the application, although they were opposed to the loss of commercial floor space.

P34.09.24 It was subsequently **RESOLVED** to support the application on the following grounds:

- There were many existing precedents along Framfield Road;
- There would be no alteration to the street scene;
- There would be no detrimental impact to adjoining neighbours;
- The site benefitted from parking spaces.

Members were however concerned that should this be approved, it would set a precedent for others to follow suit, which would result in the further loss of commercial rent space.

WD/2024/2013/F HILLTOP, NEW PLACE, UCKFIELD, TN22 5DP

First floor addition and second floor dormer.

Members noted that this was a large property in a prominent position.

P35.09.24 It was **RESOLVED** to support the application on the following grounds:

- The addition would have no effect on the street scene;
- Would have no detrimental effect to the adjoining neighbour, as it was on a corner site, being bound on three side be the highway;
- There were properties already extended and converted in New Place and in New Place Close that had many alterations.

WD/2024/2008/F 24 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Conversion of garage to habitable accommodation and infilling of open porch.

Members commented that there would be a loss of parking.

It was noted that the site plan indicated a third parking space on the corner of the site, which was not mentioned in the application.

P36.09.24 Members **RESOLVED** not to make a decision at this time, since the application submitted did not correspond with the site plan provided.

Members requested that this application should be resubmitted to include a new third parking space, as indication on the site plan, and would request that East Sussex Highways be consulted.

6.0 DECISION NOTICES

Approved:

WD/2024/0911/F

CAR PORT

BUDLETTS LODGE, LONDON ROAD, UCKFIELD, TN22 2EA

WD/2024/1516/AI

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 77 HIGH STREET, UCKFIELD, EAST SUSSEX, TN22 1AP

WD/2024/1016/LB

REPLACEMENT OF TWO FIRST FLOOR BEDROOM WINDOWS.

RED TILES, HIGH STREET, UCKFIELD, TN22 1EH

WD/2023/1499/F

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 7 No. DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS

Response to Town Council:

Amended plans have since been received, showing Plot 2 relocated, with a garden area now provided at the rear.

Construction traffic and movements are not a planning consideration, being temporary in nature, although if an approval was granted, a Construction Management Plan could be imposed requiring further details re traffic parking within the site for construction vehicles and anticipated construction movements.

Regarding 18 Regency Close, this is a matter which the LPA cannot involve themselves in, as if the resident currently uses the existing driveway to White Gates, this is not a

public road and the LPA would have no control over whether vehicular movements over this driveway were prevented, irrespective of whether or not this permission was granted.

WD/2024/1447/F
ROOF MOUNTED SOLAR PANELS, CONTAINERISED BATTERY STORAGE AND
INSTALLATION OF THREE LOADING BAY DOORS
FASTENER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE,
UCKFIELD, TN22 1QW

WD/2024/1619/F
NEW WINDOWS TO NORTH, SOUTH, EAST AND WEST ELEVATIONS
HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

WD/2024/1605/F
SINGLE STOREY EXTENSION
35 LEALANDS DRIVE, UCKFIELD, TN22 1DW

Withdrawn:

WD/2024/1497/F
SINGLE STOREY REAR EXTENSION TO SEMI-DETACHED HOUSE AND REMOVAL
OF GARDEN OFFICE OUTBUILDING
46 CHURCH STREET, UCKFIELD, TN22 1BT

WD/2024/1498/LB
SINGLE STOREY REAR EXTENSION TO SEMI-DETACHED HOUSE AND REMOVAL
OF GARDEN OFFICE OUTBUILDING
46 CHURCH STREET, UCKFIELD, TN22 1BT

Members noted the decision notices.

7.0 TO FORM A RESPONSE TO THE PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND OTHER CHANGES TO THE PLANNING SYSTEM

Responding to Consultation – August/September 2024 note, prepared by Steve Tilbury Consulting on behalf of parish/town councils of WSALC/ESALC

Member worked through the consultation to Question 45 of the 106 questions to be answered.

It was agreed that the Chair would distribute the remaining questions to Plans members and coordinate the responses, which would then be agreed by the committee via email by Monday 23rd September. Responses to the consultation would then be made by the clerk by the deadline of 24th September 2024.

The meeting closed at 8.52pm