



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 30 May 2022 at 7.00pm

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

Cllr. D. Bennett  
Cllr. S. Mayhew

Cllr. J. Beesley  
Cllr. C. Macve (Vice-Chair)

**IN ATTENDANCE:**

2 members of the public  
Deputy Mayor – Councillor Donna French

Holly Goring – Town Clerk  
Minutes taken by Holly Goring

**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.

Councillor C. Macve declared a personal interest in agenda item 5.0, planning application WD/2022/0686/F – Land to rear of Jasmine Cottages, as a result of knowing the applicant.

No further declarations were forthcoming.

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

**P03.05.22** It was **RESOLVED** to suspend Standing Orders to enable members of the public to speak on items on the agenda.

Two residents wished to speak on agenda item 5.0, planning application WD/2022/0648/MAO. The Town Clerk requested that they put forward their statements in the order in which they registered to speak.

Resident 1 had lived in the area for 15 years and their attendance represented some 60 residents in the area. The resident understood that the application had been called in by the local district councillor, and Buxted Parish Council had been given an extension of time to enable them to respond more fully, following their initial lodge of objection.

There was also a planning application in, for the conversion of the adjoining Sussex Barn, into a three-bedroom house (the farmhouse having been sold earlier)

This application was the fifth planning application in the Five Ash Down/Coopers Green area in the last three years. Three of which had been declined by the local planning authority, two presently going to appeal. The Mockbeggars development would double the size of Coopers Green and would be totally out of character with the rural feeling of the individual properties. For the following main reason, the application should be declined, as it required access onto London Road, a recognised dangerous main road into Uckfield already subject to accidents. The

introduction of some 130 cars and service vehicles would further exacerbate the position. Loss of hedgerow would be required to achieve line of sight, plus a feeder middle lane to accommodate right turns. Other reasons would include factors such as the proposed development being outside the present development boundary, and against the policy that hamlets should remain separate and not be subject to linkage by urban creep. The land was two historic green fields, and acted as a significant green corridor between Buxted Park (SSSI) and Downlands, both rich in wildlife of every sort. UK Government policy expressed that any development on green fields should be as a last resort. It would be of severe impact to the 25 houses that bordered the fields – potential loss of privacy and loss of pastoral amenity which had been enjoyed since the construction of those houses in the 1930s. As for sustainability there were no local shops, only one pavement for walking which was extremely narrow. School children would risk crossing major roads five times to reach Maresfield Primary School. The latest Southern Water consultation acknowledged several sewage problems. Most properties in this area were on cess pits and major alterations would be needed. With pressures already on infrastructure, one had to question the need for yet more houses. Reference was made to the central government Department for Levelling Up – which asked local authorities to protect and enhance valued landscapes recognising the character and beauty of the countryside. 20 or so objections had been received to date in response to this application, and if councillors only read one, it would be to read the letter from the young lad named Jack who pointed out ‘*if it carries on this way, what fields would be left for my grandchildren.*’ Resident 1 urged Uckfield Town Council to object to this application as many others had.

Resident 2 expressed that they had also lived on the common at Budletts Common for 30 years. They explained that this area was a really historic environment, a hidden gem of Uckfield. It was a freshwater habitat, little understood and not described by the developers. The development would impact on habitats of county importance which had been described of critical natural capital (*words from Downlands Farm Environmental Impact assessment, last time the area was attempted to be developed*). The resident provided Town Councillors with a copy of a Blue Infrastructure map. This was readily available on the current documentation on the Downlands Farm screening opinion on the planning portal. Developers for the Mockbeggars application had chosen not to look at the harm their site might cause downstream. This would be contrary to conserving the environment under the National Planning Policy Framework (NPPF) 15. Nearly every single paragraph within NPPF 15 had been breached because the applicants had not provided accurate ecological evidence. Water framework directives – anything that affected relevant streams, would also be required to have an assessment of harm undertaken. If members looked at the location of Mockbeggars Farm - the proposed development would cover rare acid grassland and Sussex rare wet grassland. The applicants stated that there were no UK BAP (UK Biodiversity Action plan) priority habitats, but these were right across Budletts Common. If the developers had read the Downlands Farm EIA, they would be familiar with this. The ditch the applicants were proposing to use across the site as a watercourse/drain, would have the potential to flood other houses downstream from the development. European eels were a critically endangered species and there was evidence of these on Budletts Common and within these watercourses. The proposed route of drainage for this application, would run across these habitats. Reference was made to Professor Beebee’s biodiversity (list of species) report used as evidence previously and the species identified were located opposite the Mockbeggars site. The development would severely impact irreplaceable habitats – wet woodland, ancient woodland and if anyone walked the footbridge where the water passed, you would see wet woodland. The Barbastelle bat was of county importance, significant within the area and there were other bats that the applicants/developers had also failed to identify. A bat survey would need to be undertaken. The water flowing from this area fed into the Shortbridge Stream – this was a Water Framework directive

designated Salmonid/Cyprinid and sea trout spawning ground. Any contamination of the headwaters had been referred to within the Downlands Farm screening opinion, and would have severe impact downstream. To therefore see the developers offering to throw their water into this ditch, demonstrated how little they understood the ecological importance of this environment and fully functioning SSSI freshwater habitat. Therefore development on this site would breach the NPPF, Water Framework Directives and would fail to satisfy local plan and structure plan policies EN17 – *'thou shall not build between Uckfield and Maresfield.'* It would impact the risk zone for the Buxted Park SSSI and NCA 122 (National Character Assessment High Weald). The resident felt that if the developers had missed this, what else had they missed and felt they did not understand the level of harm of this proposed application. The resident also added that when the level of the River Uck rose, developers should witness the impact on Budletts Common. Development at Mockbeggars Farm would subsequently flood London Road as a result.

**P04.05.22** It was **RESOLVED** to reinstate Standing Orders.

### **3.0 APOLOGIES**

Apologies were received from Councillor B. Cox due to work commitments.

### **4.0 MINUTES**

4.1 Minutes of the meeting held on 28 March 2022

**P05.05.22** It was **RESOLVED** that the minutes of the Plans Committee of the 28 March 2022, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the action list.

### **5.0 PLANNING APPLICATIONS**

#### **WD/2022/0648/MAO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA**

Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. all matters reserved apart from access.

Before opening up to other committee members, the Chair, Councillor K. Bedwell wished to speak on the application, having reviewed the documentation in detail and undertaking a visit to the site. Councillor Bedwell reminded attendees that the application did not fall within the parish of Uckfield but the amenities and highway of Uckfield parish would be affected.

She felt that the parish understood that it needed to take a 'fair share' of the district housing quota, but it was important that any development consisted of the right houses, in the right location, and would be a development which conformed to the requirements of the NPPF; making growth and development sustainable not just for this generation but for the generations to come.

Members of Uckfield Town Council considered every application on its own merit, and considered each in detail. Councillor Bedwell did not feel it was possible to look at access alone and therefore wished to provide a fuller response at this stage for the benefit of the applicant and planning officer, who may not live locally. Granting outline planning permission without considering the impact from all aspects of a development of this nature would not be appropriate when due to the failure of the Local Plan by Wealden District Council, the combined impact of all the proposed building would be

contrary to the NPPF Section 2 – achieving sustainable development (economic, social and environmental objectives).

On first glance, Councillor Bedwell considered the Mockbeggars application to tick some of the planning boxes. The developer had considered some of the housing needs of the local area and proposed 2/3 bedroom houses and an affordable ratio that the Town Council would support, but Wealden DC's housing report did suggest that the 2 bedroomed houses be reduced by 50% to meet the housing need for 1 bed units. The initial plans indicated some issues around waste management - the presentation of bins plus the turning and access of waste vehicles but these could be sorted out under reserved matters and were not matters for the committee's consideration at this meeting.

It was felt that Highways access was fairly good at this point compared to the congested pinch points at Mallard Roundabout, Framfield Road and High Street/New Town. This development like the proposals in Five Ash Down did provide easy access to the bypass. But, there was insufficient evidence to demonstrate that the site could be safely accessed and that the proposals would accommodate safe pedestrian crossing and access to amenities. Speed was of particular concern, due to previous accidents on this road. Therefore mitigation of an extended 40mph limit would not help access to other properties in that area such as Budletts Farmhouse, Spring Cottage, White House Farm.

Amenities of Uckfield were within walking distance according to the application, but the timings were questionable on foot, particularly for families with a pushchair or small children. There was a bus route into town and a cycle route could be connected. However, without sight of the published statement of common ground and the planned transport modelling proposals for Uckfield to support major development within the area, it was once again difficult to surmise the whole picture. It was important to bear in mind the Sustrans report which suggested that between 9-10k vehicle movements took place at Budletts roundabout already and this could be increased with further retail expansion at Ashdown Business Park. There was a lack of amenities for residents at this end of town, and on closer inspection, and having visited the area, this development could result in the fragmentation of the green corridor that linked Mockbeggars Farm, Budletts Common and Downlands Farm and would therefore be catastrophic to some very endangered species.

Councillor Bedwell therefore summarised her overall view on the application, and felt that these provided valid reasons for objection:

#### Ecological impact

The Ashdown Forest special protection area (SPA) was 3km north and the recent Forest car park consultation confirmed visitors had increased by 150,000pa. The 2021 visitor surveys needed publishing before more Uckfield applications were approved within a 7km radius. The site of Mockbeggars, was nearer to Ashdown Forest than the SANGS which was already at capacity in terms of usage. The development would have significant adverse impact upon the SPA as a result of recreational impact caused by increased residential occupation within a zone of influence of the SPA. Therefore the application conflicted with policies EN1 and EN15 of the WDC Adopted Local Plan 1998, Policy WCs12 of the Core Strategy Local Plan 2013 and compliance with the Regulation 63 of the Habitats Regulations 2018. As evidenced by the refusal of WD/2021/1068/MAO – MILL FARM MARESFIELD.LETTER 23.8.2021

- Downlands Environmental Statement 2006. Section 6  
Budletts Common was a Critical Natural Capital environment and was of county importance. It met local wildlife site criteria as evidenced by the Downlands

Farm ecological surveys. And there had been no change since these were completed in 2006. The area provided rich ecology on an undesignated medieval landscape common and the changes to the topography, water surface drainage and use of a 'ditch' to drain groundwater and water run-off would have a direct impact on this.

- Wealden DC Environment Policy EN17 Chapter 4  
'Development would not be permitted which would reduce countryside gaps between 'Uckfield, Maresfield and Five Ash Down' therefore ALL development in the EN17 no development zone should be considered as causing ecological harm and fragmenting green corridors.
- MAGIC Maps should be considered as only a basic form of initial desk top study and baseline only as many of the data require updating. For example the multiple rare UK BAP Priority Habitats and species are not on MAGIC.
- ASPECT ECOLOGY survey quoted 'BIG BAT' – contrary to the report the Barbastelle Bat which is scarce in Sussex. It had been sighted in this area and therefore essential that their habitats are not fragmented between the ancient woodlands.
- EIA referred to how damaging change to headwaters are upstream of Shortbridge Stream. Mockbeggars has the capability to 'trash' multiple UK BAP Priority habitats and freshwater ponds. Shortbridge stream was a trout spawning stream.
- European Eels had been recorded on Budletts Common. They accessed ditches at Budletts affecting multiple residential properties. 'Mockbeggars ditch is in fact a headwater to a clean freshwater habitat. The Eels would be downstream of Mockbeggars farm and directly impacted by risk of contamination, or changes to water levels.
- Mockbeggars habitats link vital biodiversity corridors between ancient woodlands including Woodland Trust Views Wood and Woodland Trust Lake Wood.
- The 2017 Green infrastructure study misses the UK BAP Priority Habitats detailed within the Downlands Farm EIA. Plus reference to the ancient woodland and rare acid grassland identified on Budletts Common. Area has been identified as a Biodiversity Opportunity Area and fragmentation of 'priority and irreplaceable habitats known to degrade biodiversity would be contrary to the NPPF 8.c.
- Purple Line impact Zone Buxted park SSSI. Red Arrow movement of wildlife between irreplaceable habitats. This is contrary to the UK Government agenda for preserving local Nature strategies corridors and the Nature recovery strategy to stop essential biodiversity decline.
- Fails NPPF 180 ancient wet woodland – significant harm to biodiversity cannot be avoided, adequately mitigated or as a last resort compensated.
- NPPF 182 combined with DF EIA – the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on habitats site.

#### Drainage and water levels

- Developers have failed to recognise habitats affected by surface and groundwater likely to lead to flooding of Mockbeggars Farm cellar and Spring Cottage. They have also failed to recognise the impact of changes made to the hydrology streams at Budletts Farm House and the impact of using a 'ditch'. The impact of which can already be demonstrated by the impact of Whitehouse Farm filling in a ditch which has caused some flooding to the common.
- Importance of Spring Cottage – water off of Mockbeggars Farm flows down London Road when raining as surface water and groundwater rises. Spring

Cottage water topography is lower. There used to be mini moats around it due to water levels

- The Wealden DC flood risk caveats report says:  
'Calculations for report are purely theoretical and real site values and infiltration testing to design surface water drainage solutions are required and ordinary watercourse consent should be sought and approved before planning permission is given'
- Therefore a full flood risk assessment needs to be completed before this site could be considered for development.

#### Development/planning boundary

The site lies outside of the development boundary and is in a countryside location.

#### Impact on Archaeological heritage

- Visual setting for Spring Cottage in Landscape report has not been assessed contrary to NPPF framework directive to assess non designated assets as well as designated.
- Whitehouse Farm is a 19<sup>th</sup> Century farmstead which meets EN17 policy of 'rural identity provision'.
- Blackhouse Farm was built 1530, and a mediaeval hall Grade 2 stone cottage. Increased traffic will harmful to the setting and increase risk to their access.
- Budletts Lodge was created by the Streatfields in the 1800s sees an increased risk to their access also.
- Still remnants of the Streatfield Carriage Drive entrance.
- Budletts House Grade 2 listed building
- 1585,1645,1662 Malling Budletts is recorded in "the Keep" online library as Budletts Common medieval enclosures and moated lodge. It is today a good quality preserved medieval landscape with original common.

Councillor Bedwell, summarised her research to explain that the Budletts area was an area of ancient countryside, historic and ecological continuity and a well-preserved surviving example of medieval landscape with its own common. It could be defined by the characteristics of the High Weald. Councillor Bedwell, recommended from her own opinion, at this stage only, that no development should be approved until the ecological and archaeological characteristics of the area were accurately mapped on Magic Maps, and detailed assessments had been undertaken. She explored the members of Wealden District Council's Planning Committee North to walk Budletts Common and the area of Mockbeggars before making a decision.

Councillor Bennett did not have much further to add, but wished to highlight that it was not always older properties of archaeological importance that should be taken into account, but also properties of architectural importance. The setting of nearby Eagle Rock House should also not be disturbed. This was important green land and had been farmland since medieval times. There was evidence of medieval settlements within the site, it was therefore important for a detailed archaeological survey to be undertaken. In summary, this application would bring a great deal of risk to the Budletts area of Uckfield (ecological, archaeological and historical).

Councillor Love as Town Councillor for Uckfield North ward, had also reviewed the application in detail and visited the site. Councillor Love had also noted that all matters had been reserved apart from access within the outline application, but it was important to include all points at this early stage.

Alongside our surrounding communities, there only appeared to be areas left for potential development that were also important for farming, climate change strategies,

biodiversity, and green corridors linking the SSSIs, ancient woodlands and green infrastructure.

#### Vehicle access/Highways

Councillor Love reminded attendees that this road was a major access point into Uckfield. The vehicle movements changed daily and consideration needed to be given to the status of the bypass. If the bypass was blocked, all traffic would normally be diverted via this road and through town. The popular caravan site within White House Farm, saw turning vehicles with caravans, lorry transporter deliveries to Lesley Cars and Chichester Caravans. To place a new access point onto the road, more than one traffic survey would need to be carried out and in more than one location. ES Highways had already raised their concerns with visibility for a previous access application for Spring Cottage, London Road (WD/2021/2976/F). There was also no reference made within the application to correspondence between the applicant and ES Highways, regarding data, extension of speed limits, crossing points etc. The proposed suggestion that traffic leaving the site would need to turn left towards Ringles Cross to access the A272 via Coopers Green Road, raised some concerns as the Ringles Cross junction was very tight, with a number of parked cars in this area.

#### Pedestrian access

Councillor Love was pleased to see that consideration had been given to disability and access requirements within the design of the dwellings but questioned whether this had been taken into account with the proposed pedestrian crossing, from the site to the west side of London Road, and into Uckfield Town. The existing footpath was narrow at Ringles Cross and not suitable for two pedestrians or a pushchair or mobility scooter. The junction of Snatts Road with London Road was also difficult in terms of visibility, and experienced drainage/flooding issues. The footpath adjacent to Paygate Wood would not be feasible for widening due to the parameters of the ancient woodland.

#### Hamlet/village distinction

The small hamlet was set within an open green landscape. On google maps, Councillor Love had counted approximately 60 properties currently residing in the area. To double the number would increase the density of this rural location. The Wealden DC Core Strategy stated “we are rural in character, and have a high-quality environment.” To therefore approve this application, would give a continued development appearance from Five Ash Down through to Uckfield. Councillor Love, also agreed with previous comments that the site was outside the recognised development boundary for Uckfield. The householders of properties in this area relied mainly on Uckfield, Maresfield and Buxted for infrastructure requirements. It was also part of the green corridor linking the SSSI of Buxted Park, through to Downlands, Lake Wood, Butchers Wood and West Park Local Nature Reserve.

Similarities were apparent between this application and that of the Coopers Green application refused in the last 12-18 months (WD/2020/1088/MAO). References were made to Policy GD2, DC17, EN27 of the Wealden Local Plan 1998, Policies WCS6 and WCS9 of the Wealden DC Core Strategy.

#### Surface water drainage

It was noted within the application that surface water flooding risk was low. The application also makes reference to water butts. This would be essential, to ensure less pollution entered the water courses, and less pressure be placed on the existing drainage system under the current farm. Any water draining from the site would ultimately finish in Shortbridge Stream, then the River Ouse. This stream was protected under the Water Framework Directive, for Salmonid and Cyprinid designation and breeding ground. Councillor Love referenced the same reports noted by Resident 2, in the initial statements put forward at the meeting – including Professor BeeBee’s report.

From Budletts Common, all drainage ditches fed into an area classified as ancient woodland, including a wet woodland area with peat bog underlining its structure. Any link or connection to these watercourses could result in unbalancing the ground. This was of great concern and was detailed within practical guidance document – planning for ancient woodland.

The water table did rise, when Uckfield experienced flooding. This could be viewed in a 'water map' included in the screening opinion application for Downlands Farm (WD/2020/6511/SCO) – letter from Engineer and Countryside Officer, Wealden DC. There was also knowledge of a water course adjacent to London Road, on the boundary to the site which would require further investigation, as it was visible when it has rained. OS Maps identified a spring above the existing pond alongside London Road.

The property at the rear of the site, has its own internal water system, and there was water flow around the internal part of the basement of this property. There was also an open well within the property so it was critical that this was not impacted.

It stated that the owner has confirmed sandstone bedrock across the site, but how far below soil level has this rock been identified. Would the foundations for such development need to be cut into this rock? For example a recent test hole made in the Downlands area, had created a new Spring and seen the collapse of soil in its vicinity.

#### Foul water drainage

The response of Southern Water suggested that the existing treatment works/sewage system was unable to cope with further development. There were also still fly issues being experienced by residents living near to the treatment works. This issue still needed to be rectified. It was disappointing that Southern Water had only carried out a desktop survey at this stage, but did respond stating that additional flow may lead to an increased risk of foul flooding from the sewer network. It should therefore be examined whether existing properties had rights of soakaways near or on the proposed site for development.

#### Ecological value

Environmental studies identified considerable bat movements on this site. This site was part of an important green corridor (Wealden DC's Biodiversity and Green Infrastructure Study 2017).

#### Other

Resident correspondence had also raised concerns with the properties that back onto the site, and whether the boundary line allowed for the section of land that they had purchased as an orchard.

Members felt that the application for Mockbeggars would possibly be the tip of the iceberg for this northern area between Uckfield and Five Ash Down. The biodiversity of Downlands Farm was strategically interlinked with Mockbeggars. Any changes to that area would impact the Buxted SSSI, Budletts Common, Downlands, Lake Wood and Shortbridge stream and therefore cause a substantial impact to biodiversity.

**P06.05.22** Taking into account the above detailed considerations of both residents and committee members for this area of ancient countryside, with historical, ecological and archaeological importance it was **RESOLVED** to **STRONGLY OBJECT** to the application on the following grounds, as this development would:

- fall outside of the Uckfield development boundary;
- double the number of properties in this northern triangle between the hamlets and villages of Maresfield, Five Ash Down, Buxted and Uckfield;



- fail to satisfy Wealden DC's Environment Policy EN17 Chapter 4 and risk the protection of countryside gaps between existing settlements; creating a continuation of urban creep between Uckfield into Five Ash Down;
- fail to provide safe vehicular access onto London Road - a road with an accident record, fast-moving traffic at the national speed limit and already concerns raised by ES Highways in response to application WD/2021/2976/F in respect of visibility;
- fail to provide safe pedestrian access to nearby amenities and schools;
- fail to satisfy the housing need requirements identified for this area, and requirement by Wealden DC to provide 1 bed housing units;
- be contrary to the NPPF Section 2's ecological, social and environmental objectives;
- Severely impact an important green corridor linking Buxted Park SSSI, Budletts Common, Paygate Wood, Downlands, Lake Wood, Butchers Wood and West Park Local Nature Reserve – therefore contrary to NPPF 180;
- Severely impact the local ecology which incorporates habitats of county importance, critical natural capital, and BAP Priority, therefore conflicting with NPPF 15, Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and Wealden DC's Adopted Local Plan 1998 EN15 and 16. Further detailed assessments and mapping would be required to understand the potential harm to the various species of wildlife including bat species, rare acid grassland, Sussex rare wet grassland, and ancient wet woodland in this area;
- Risk the biodiversity of the Ashdown Forest, due to its close proximity and potential increased use by householders and High Weald Characteristics (NCA 122), as referenced in Wealden DC's Adopted Local Plan 1998 EN6 and EN15 and Core Strategy 2013 Policy WCS12 Biodiversity;
- Pose a risk to the local watercourses, and in particular the Water Framework Directive attached to Shortbridge Stream as considered in Wealden DC's Adopted Local Plan 1998 EN1;
- Pose a risk to surface water drainage and flood risk to nearby properties and London Road;

**WD/2022/0686/F GARDEN LAND TO THE REAR OF JASMINE COTTAGE & NOS. 1, 2 & 3 HIGHLANDS AVENUE, UCKFIELD TN22 5TD**

Proposed development of 4 x 4-bedroom dwellings incorporating new vehicular access from Eastbourne Road.

**P07.05.22** It was **RESOLVED** to **OBJECT** to the application on the following grounds:

- Gross overdevelopment of the site;
- Not in keeping with the adjacent street scene, and characteristics of the profile of this area;
- Highway safety concerns raised by East Sussex Highways with the proposed position of the properties directly opposite the junction of Goldcrest Drive, safety and visibility for home owners reversing safely onto the main road and nearby proximity to the recently approved development of a small supermarket convenience store at Highlands Inn Car park, Eastbourne Road.
- There would also be no provision for visitor parking safely on or off Eastbourne Road;

This application was considered a spectacular example of overdevelopment and infill.

**WD/2022/1077/PO LAND NORTH OF MALLARD DRIVE, UCKFIELD TN22 5JQ**

Modification of section 106 Agreement dated 19 September 2008 attached to planning permission WD/2006/2171/MAO (residential development comprising 146 dwellings, including affordable housing, open space including children's play areas and an equipped play area, structural landscaping and associated works, with access from mallard drive) to enable changes to affordable housing provisions.

**P08.05.22** Subject to the understanding that the revision of the S106 agreement would align with the mix of affordable housing units required within Wealden DC's current affordable housing policy, and provide a greater number of shared ownership properties within the total provision; enabling local people to access the property ladder, members **RESOLVED** to **SUPPORT** the application.

**WD/2022/0268/F 66 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ**

Rear ground floor extension and first floor addition with pitched roof to form additional accommodation.

**P09.05.22** It was **RESOLVED** to **SUPPORT** the application based on there being other similar extensions in this area and there not being any adverse impact on neighbouring properties.

**6.0 DECISION NOTICES**

**Approved:**

WD/2021/1292/F

ERECTION OF NO.2 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

4 BROWNS CLOSE, UCKFIELD, TN22 1UL

WD/2022/0153/FA

VARIATION OF CONDITIONS 4 AND 10 OF WD/2019/0582/RM (RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2016/0793/O (ERECTION OF FOUR RESIDENTIAL DWELLINGS INCLUDING ACCESS WITH ALL OTHER MATTERS RESERVED) TO ENABLE REVISION TO HEDGING SPECIFICATION AND ADDITION OF BICYCLE STORAGE.

LAND WEST OF RIDGEWOOD MANOR LODGE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

WD/2021/2763/F

FIRST FLOOR ADDITION

12 KNIGHTS MEADOW, UCKFIELD, TN22 1UR

WD/2021/2976/F

PROPOSED DROPPED KERB TO PROVIDE ACCESS TO DRIVEWAY  
SPRING COTTAGE, LONDON ROAD, UCKFIELD, TN22 2EA

WD/2021/3166/AIR

RETROSPECTIVE APPLICATION TO INSTALL 1 X 42" LCD SCREEN & 3X 1250 X 700MM FLAG POLE SIGNS OVERALL HEIGHT 2450MM

TESCO STORES LTD, BELL FARM ROAD, UCKFIELD, TN22 1BA

WD/2022/0414/LB

REPLACEMENT WINDOW

ANDERTONS, CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2021/2663/F

CONSTRUCTION OF NEW LOCAL CONVENIENCE SHOP, CAR PARKING, ACCESS AND LANDSCAPING.

HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5SP

Application WD/2021/2663/F was considered by Wealden District Council's Planning Committee North on the 19<sup>th</sup> May 2022 and was subsequently approved.

**Appealed; - Appeal is dismissed:**

WD/2020/2112F LAND ADJOINING 10 BROWNS PATH, UCKFIELD TN22 1LH

Members noted the decision notices.

## **7.0 PREMISES LICENCE APPLICATION**

Variation to Premises Licence

New Application WK202202414 Amira's Lounge Ltd, 93 High Street, Uckfield, East Sussex, TN22 1RJ

*This variation is to extend hours on a Friday and Saturday from 23:00hrs to 00:00hrs. This variation also includes the addition of late-night refreshment on Friday and Saturday 23:00hrs to 00:00hrs. No other changes.*

Members noted the application and did not raise any issues.

## **8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS**

Members noted the report.

## **9.0 RESPONSE RECEIVED: Rt Hon Michael Gove**

Members felt that the response received by the central government department rather than the Rt Hon Michael Gove's office was unhelpful and did not provide a useful response.

It was proposed that subject to a couple of further amendments, that the letter be sent to the Minister for Housing, and copied to MP Nus Ghani.

It was also asked that a copy of the response Uckfield Town Council received, be circulated to the Wealden Parishes lobby group.

**P10.05.22** It was **RESOLVED** for the:

(i) Town Clerk to circulate a copy of the response received, to the Wealden Parishes lobby group;

(ii) for the Chair, Councillor K. Bedwell to review and update the initial letter sent by Uckfield Town Council to the Rt Hon Michael Gove, to address the Housing Minister, with a copy being shared with the local MP Nus Ghani.

The meeting closed at 8.16pm.