

## UCKFIELD TOWN COUNCIL



### Minutes of the meeting of the Plans Committee held in the Weald Hall, Civic Centre, Uckfield on Monday 26 September 2022 at 7.00pm

Cllr. K. Bedwell (Chair)  
Cllr. B. Cox

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

Cllr. D. Bennett

#### **IN ATTENDANCE:**

1 member of the press – recording

82 members of the public

Cllr. D. French

Cllr. A. Smith

Cllr. P. Sparks

+1 additional member of the public at 7.40pm and +1 at 7.45pm

Holly Goring – Town Clerk

Linda Lewis – Administrative Assistant

Minutes taken by Linda Lewis

The Chair thanked members of the public for attending. She reminded attendees that Wealden District Council were the local planning authority and would make the final decision on this major application at Planning Committee North. The Chair explained that Uckfield Town Council was a statutory consultee on Uckfield based planning applications.

She stated that members of the public would be able to speak regarding applications on the agenda for 2-3 minutes under item 2.0 on the agenda, only.

#### **1.0 DECLARATIONS OF INTEREST**

Members and officers were reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to any item on the agenda.

Councillor Macve declared a prejudicial interest on application WD/2022/1637/MEA Land at Downlands Farm, as The League of Friends of Uckfield Hospital were beneficiaries from the estate of Mr. C. Preston.

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

**P52.09.22** It was **RESOLVED** to suspend Standing Orders to allow for members of the public to speak.

Mr Frost – spoke on WD/2022/1637/MEA – Land at Downlands Farm

Mr Frost explained that his concerns were to do with water. He explained that according to South East Water, Uckfield's population currently used a vast amount of water – some 2,340,000 litres per day, with its origins from Barcombe Mills, with water extracted from the River Ouse (*goes into backside storage and then pumped from there to Uckfield*).

With multiple developments planned for Uckfield this would result in a 51% increase in water use and he doubted the capability of the water authorities to supply the amount of water required to sustain this development alone, but also felt the additional developments planned for the area and the cumulative impact and volume of water

would require greater capability. His objection to this application was influenced by this reason alone.

A potential solution was that the water could be treated onsite through water storage harvesting and water treatment, which would then reduce dependence on water from the River Ouse.

Mrs Tracey – spoke on WD/2022/1637/MEA – Land at Downlands Farm

As a scientist, resident and local business owner Mrs Tracey expressed her grave concerns for the loss of the unique mosaic of habitats and rare species, that development would have on this area. It would result in the loss of a crucial wildlife corridor. Species linked to the site were listed on the NBN Atlas, were characteristic of an SSSI and surrounded by ancient veteran trees. There was much to learn about the species and habitats that existed on the site and extensive surveys were required. The landscape and biodiversity were thousands of years in the making. These data needed to be taken into consideration in terms of post construction impact, and the 2008/09 inquiry demonstrated that any changes to ancient established habitats could not be reversed.

Cllr. Angie Smith - spoke on WD/2022/1637/MEA – Land at Downlands Farm

Councillor Smith clarified that she represented Uckfield North Town Ward and noted that she had received more correspondence on this issue than any other since she had become a Town Councillor. She wished to share the key points that residents in her constituency had brought to her. Residents had highlighted the Planning Inquiry of 2008/09 which concluded that the site should never be built on. Councillor Smith shared the points raised by residents in their objections, these were:

- the negative impact that the proposed development would have on wildlife onsite and the neighbouring Lake Wood site;*
- the negative impact on the hydrology of Lake Wood with its network of ghylls and connection to nearby Shortbridge Stream;*
- increased pressure on Uckfield by-pass and local roads which local residents stated were ill-suited to take additional traffic, particularly Snatts Road and Rocks Road from the proposed SANGS and new dwellings;*
- *lack of infrastructure;*
- *NHS and healthcare waiting times;*
- *concerns that this development would set a precedent for development between Uckfield and Maresfield, eroding boundaries between these two distinct settlements.*

Dr Stenning – spoke on WD/2022/1637/MEA Land at Downlands Farm

Dr Stenning spoke of his deep professional concern for the habitats, environment and wildlife that currently occupied the unique Downlands landscape and Lake Wood, which was one ecological complex of hills and ghylls; containing habitats of common character and quality. Nothing had changed since the Inspectors report in 2008/09. Ongoing scientific research was undertaken in Lake Wood, and Dr Stenning had personally recorded 73 species of birds, 23 species of mammals, 132 Lepidoptera species and much more. Scientific data had been incorporated in Scientific Press International and a book contributing to the knowledge and onset of climate change. Land north of the Uck had particularly high biodiversity, demonstrated by designations including Buxted Park SSSI, Uckfield Cemetery LWS, Lake Wood LWS and LGS, West Park LNR LWS and Hempstead Meadows LNR. He stated that the site qualified as a SSSI (Site of Special Scientific Interest), and he called for the prevention and degradation of this ancient and historic living landscape we know as Weald of Sussex. He stated the following concerns with the proposed development:-

- ongoing scientific research in Lake Wood at Higher Education establishments would be jeopardised;

- the loss of scientific and historic knowledge going back 150 million years would be destroyed;
- the detrimental effect domestic cats would have on dormice and bats;
- the detrimental effect the drainage works would cause the wildlife and biodiversity;
- should the development be granted, it would add to the global degradation of species and calculated annual extinction of between 200 to 2,000 species;
- concerns for key ecological and geological factors including hydrology, as the ghyll valleys of Downlands and Lake Wood drained into Shortbridge Stream, which was an EU designated Salmonid and Cyprinid waterway supporting rare fish and also eels;
- the land was of high quality biodiverse grassland which supported rare native species and not 'low quality agricultural land;'
- concerned that the developer had purchased the historic Chicory Cottage with a view to demolition for a strategic cycle route through its grounds which incorporated Mesolithic remains, ancient woodland and sand rock outcrops.

Dr. Stenning also spoke of the Uckfield Neighbourhood Plan which was nearing completion, and in this work, Downlands Farm had been identified as a local green space for preservation endorsed by every consultation exercise held during the preparation of the plan.

Mrs Reed – spoke on WD/2022/1637/MEA – Land at Downlands Farm

Mrs Reed felt this was not a good quality development and did not protect the environment, heritage or ancient woodland of the site, which had been used as a local green space and community asset for over 50 years. She asked Plans Committee to consider the judicial review evidence, the information from the Downlands Action Group, Dr Stenning, Professor Beebee, Woodland Trust, Sussex Wildlife Trust, CPRE and Vivienne Blandford a Landscape Archaeologist. She felt this development failed in every aspect. It would risk the A22 Highway as Uckfield did not have the capacity, it was outside the development area in rural open countryside; the area was unsustainable as people would be reliant on their cars; there were concerns for flood risk from ground and surface water, ground and surface water contamination and risk to the aquifer. It also failed to recognise the significant harm to Lake Wood destroying the existing corridor between ancient woodland, Local Geology and Wildlife Sites and Shortbridge Stream, and would fail unrecorded UK BAP Species. It would separate Lake Wood from its environment and its national research programmes. It would be irreversibly destructive to ancient woodland and habitats of which only 2.5% remained in the UK, ecology and risk contamination of water on which the multiple fresh water habitats rely, ancient ghyll wetlands were even rarer. She stated that the proposed development would fail the National Planning Policy Framework, Ancient Woodland Standing Advice, DEFRA policy of May 2022, Landscape Character Assessments of NCA 122 and Wealden's LCA.

Following Dr Stenning's update Mrs Reed made an announcement of an SSSI application and called for the Town Council and Wealden District Council to meet with Dr. Stenning and the Action Group to support the SSSI application to ensure the long-term protection of the site in perpetuity; protecting its heritage, landscape and ecology, including the sandstone rock and to seek inclusion of this within the draft Local Plan. She called for the ecologists of the county and district authorities to assess the missing UK Biodiversity Action Plan habitats so they were accurately represented. She also called for the protection of Ashdown Forest from further harm and to protect the ancient and medieval views to and from Downlands Farm.

Mr Wallace – spoke on WD/2022/1637/MEA – Land at Downlands Farm

Mr Wallace had lived in the area since 1984. He stated that he had been one of the people that gave evidence at the Public Inquiry for this site in 2008/09, which went into vast detail by the Inspector.

He supported the objections raised on both environmental and infrastructure grounds at this location.

He stressed that the development would not be in accordance with the Local Development Plan. He referenced the Wealden District Core Strategy of 2013. In that document, this site fell outside of the town development boundary and was shown as ancient woodland and open countryside. We were supposed to have a plan-led system in this country and developments should be in accordance with development plans, unless there were very strong reasons to the contrary, for which he could not see was the case for this application. The National Planning Policy Framework (NPPF) said the same thing.

He stated that nothing of importance had changed from the original Planning Inquiry apart from the political pressure from the UK Government to build more housing regardless of the lack of infrastructure.

Cllr Claire Dowling – spoke on WD/2022/1637/MEA – Land at Downlands Farm

County Councillor for Uckfield North, Councillor Dowling advised that she had already registered her objection to this planning application, having known and enjoyed Lake Wood for 30 years.

This development would create a profound and detrimental impact to Downlands and the surrounding environment. It would also impact several areas of ancient woodland which was contrary to the National Planning Policy Framework.

It would impact the three primaevial ghyll valleys and the ghylls within Lake Wood and these ghylls offered unique conditions to allow rare animals and plant life to thrive. The site was evident of high biodiversity including many species of wildlife and birds and no assessment has been included to assess the impact on these habitats post development to the ancient woodland, open farm land or present species.

The ghyll valley drained into Shortbridge Stream which was an EU designated Salmonid stream and a key migration path of the European eels go to the Sargasso Sea.

There were inadequate plans for sewage and the potential inability to cope with run off from rainfall resulting in flooding, pollution into water courses and Shortbridge Stream. WDC Engineers and ESCC Flood Risk Officers were also concerned about the drainage system and had requested additional information.

This was not low-grade arable land but meadow land which was managed with an annual grass cut which was considered nationally important. Areas of ancient woodland, ghylls and grassland were important linkages for species and habitats. The application allowed for a 15m protection zone, which was inadequate and Natural England reported that there should be a minimum of 50m width to reduce the impact on the woodland and impact on the water drainage.

The proposed roundabout would be situated on a crossing point of an initial tributary of Shortbridge Stream with potential risk to the stream and also sited below Lake Wood it would have a far greater impact, taking into account visibility splays suggested within

the application. Concerns that studies on the impact of traffic to junctions at either end of Snatts Road had not been included in the application.

The proposed walking routes were not practical as they were too far to walk to school to work or into the town and residents would simply drive adding to congestion on the road network.

The SHELAA report from 2019 concluded land at Downlands Farm as an area of attractive and rural landscape on the fringes of Uckfield containing much ancient woodland which was not suitable for development and the reasons for refusal given then were as valid as they were today.

Mrs Acres-Douglas – spoke on WD/2022/1637/MEA – Land at Downlands Farm

Mrs Acres-Douglas explained that she was representing the listed properties of Oast House, Oast Cottage and Swallow Barn which overlooked the site. Their property was 400 years old and they had lived in their home for four years. A variety of wildlife and plants, had been identified within their woodland and Sussex Wildlife Trust had helped to identify the species found. Lake Wood was a hidden treasure and Downlands Fields sat immediately adjacent to Lake Wood, to separate off the two sites by fencing was terrible. As a lawyer she was aware of the legal cost involved to the community each time a proposal for development was put forward for this site. She asked for detailed surveying and understanding of the site and called for clarity for the future of this site with a proper plan for Downlands going forward.

Mrs Tully – spoke on WD/2022/1637/MEA – Land at Downlands Farm

Mrs Tully spoke on behalf of local residents and the Downlands Action Group and the Save Downlands Farm Action Group. She wished to support Dr. Stenning as certifying this whole area as an SSSI and urged the Town Council to arrange a meeting with Dr. Stenning and the Downlands Action Group as soon as possible.

Mr Tagliavini – spoke on WD/2022/1637/MEA – Land at Downlands Farm

Mr Tagliavini didn't wish to repeat previous statements and wished to clarify that it was not just the amount of interest that brought a large amount of people to the meeting but was because people were angry about the application. This project was utterly wrong and we should not allow this development to go ahead. He felt the community should defy the developer and hold onto this piece of treasure in Uckfield.

A resident - spoke on WD/2022/1637/MEA – Land at Downlands Farm

This resident expressed their concerns for pedestrians and cyclists at the west end of Snatts Road where there was a proposal to add pedestrian/cycle access. He also gave his concerns for the sustainable urban drainage system which would increase usage of water and waste water which would mean that more effluent would be pumped in the local rivers and watercourses.

Cllr for Fletching Parish Council - spoke on WD/2022/1637/MEA – Land at Downlands Farm

The Parish Councillor highlighted that the room had heard a very diverse range of views. He advised those present that they must send their objections to Wealden District Council so that they, as the local Planning Authority, would fully consider the feedback received.

A resident - spoke on WD/2022/1637/MEA – Land at Downlands Farm

This resident was involved in the last application which reached Public Inquiry, and was thrown out by Wealden DC and the residing inspector as it was deeply flawed. He stated that he suspected as last time, that not one member of the legal team nor developer had carried out a site visit. He advised that we did not need more

development and he felt that affordable local housing was no longer affordable to those that needed it.

The Town Clerk asked the public present whether there were any more comments on any other applications within the agenda, for which none were forthcoming.

**P53.09.22** It was **RESOLVED** to re-instate Standing Orders.

### **3.0 APOLOGIES**

Apologies were received from Councillors J. Beesley and S. Mayhew.

### **4.0 MINUTES**

4.1 Minutes of the meeting held on 22 August 2022

**P54.09.22** It was **RESOLVED** that the minutes of the Plans Committee of the 22 August 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/2022/1637/MEA LAND AT DOWNLANDS FARM, UCKFIELD**

Hybrid planning application comprising:

Outline Application (with all matters reserved except for access) for the erection of up to 424 no. residential dwellings including affordable housing, the provision of vehicular, pedestrian and cycle access and separate emergency access from the Uckfield bypass (A22), pedestrian and cycle access from Snatts Road, open spaces including children's play space, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks and;

Full Application comprising creation of a strategic SANG, associated landscaping and car parking, and demolition of existing residential property and other buildings and provision of pedestrian and cycle access from Rocks Road, associated landscaping, infrastructure and earthworks.

Further to members of the public speaking, the Chair then asked for comments from members of the Plans Committee:

Cllr. Jackie Love – reiterated that the Plans Committee were here to represent the views of the community and their own views based on their review of the documentation presented by the developer on the planning portal.

Councillor Love thought it was good to see the proposals for affordable housing but recognised that the quality and type of housing could change in the planning process. She had considered and compared this with previous applications for the site and the report of the Secretary of State. Councillor Love referenced the 2019 SHELAA and also Professor Beebee's demonstration of how site proposals were contrary to the NPPF.

She felt that damage must be avoided, the site should be protected. She referenced a couple of boreholes that had already been drilled into the site and from this new springs were appearing. She felt the demolition of Chicory Cottage must be refused. Lot 1 was formerly a Butler's dwelling from the mid to late 1800s and this was illustrated on the William Figg map of 1829. The removal of this building and risk to historical sites of importance on Downlands, the proposals were contrary to Section 66(1) of the Planning (listed and building conservation areas) and also NPPF Chapter 16. With extreme urgency the Conservation and Design officer(s) needed to look at the property, and provide the same level of protection status as Buckswood Grange. It needed assessment, alongside the area within the old Rocks estate to ensure all

heritage can be protected.

In terms of highways and access, many points had been raised by residents. Unfortunately the ES Highways report had not yet been displayed. There was often mention within the application documents of the railway station and Buxted Parish Council had picked up on the concern of increased rail use from this small station as a result. The local area was aware of the pressure now placed on the lane leading to the Horsted Green SANGs in Little Horsted parish, so Councillor Love had concerns for the increased traffic and usage of Snatts Road.

Watercourses would be impacted and existing corridors broken. Councillor Love listed the objections from partner agencies, local action groups, professors, scientists and professionals in this field and for that reason felt the views were clear.

Cllr. Duncan Bennett – expressed that there was very little he could add to feedback received that evening. Although he understood the passion and feelings in the room, he was also aware of the role Plans Committee' members had as statutory consultees and that their response needed to consider planning terms and considerations. He was in his sixth decade now of living in Uckfield, and in the area of the town he lived, they had fortunately been able to retain some of the original character. This development was outside of Uckfield's development boundary, and out of keeping with the local streetscene and landscape. He felt the development proposals were destructive to the character of the town, and these were valid planning considerations for objecting to this proposal.

Cllr. Ben Cox – wished to thank everyone for coming to the meeting. Councillor Cox, referenced the number of development proposals coming forward in and around Uckfield and the 2,500 properties this would add to the existing 6,000, with Uckfield South being hardest hit. He felt the development proposals for Downlands Farm were out of keeping with the local character of that area, the landscape and had concerns with regard to flood risk. Without a Local Plan, Uckfield was getting attacked. He referenced traffic congestion within the town and the cut throughs and lanes which were used as diversions if one road was blocked. He didn't feel Uckfield had the facilities or infrastructure to support the development and felt that the SANGs was essentially an unnecessary tax when beautiful green space was already present. It appeared to be overdevelopment of Uckfield, and the concerns raised with regard to sewage and drainage were of most importance. He therefore concluded that he would vote this application down, and therefore object. He encouraged members of the public to write to their MP, and express their concerns.

**P55.09.22** Cllr. Karen Bedwell brought together the views of the public and committee members; putting forward a proposal which was **RESOLVED** by members to object in the strongest of terms to this application on the following grounds:-

The application was for outline planning permission with all matters reserved but access. Committee members felt it was not possible to look at access alone and would therefore ensure that within the committee's response they considered what was required to achieve sustainable development in line with the NPPF Section 2 – and consider the economic, social and environmental objectives of this application.

Ensuring the committee reflected a balance of views, it was recorded that the developers had listened to some of the feedback they received to their previous application.

- developers had reduced the number of houses onsite to provide a better balance between the built and natural environment;
- they had set out to comply with Wealden DC's Affordable Housing Delivery Plan and

provide 148 units of affordable housing for local people in the Uckfield area with a particular emphasis on smaller units which met local housing need;

- there were some advantages to the development being on the periphery of the town, in that a certain element of the traffic flows would travel outside of Uckfield and not add to existing levels of congestion;
- the inclusion of foot and cycle ways would assist with providing more sustainable modes of transport for new home owners;

However it was recommended that Uckfield Town Council had found no persuasive consideration to justify support for this application. It was also questioned whether other than reducing the number of homes onsite, if the developer had made significant enough of a change to the material considerations put forward in the previous application (Section 70a of the Town and Country Planning Act 1990).

Uckfield Town Council strongly objected to the application for outline planning permission for up to 424 homes, and the overall principles of development and highway/pedestrian access for the following reasons:

**(i) Lack of stakeholder engagement**

- At no point in the pre-application stage or during this consultation process, had the developers approached Uckfield Town Council to discuss their proposals;
- the developers refused to provide printed reference copies of the application material for Uckfield Town Council and Wealden District Council;
- documents were filled with inaccurate desk-based research– for example DEFRA’s magic maps did not accurately pick up the UK Biodiversity Action Plan priority habitats in this area;

**(ii) Location and linkages between the proposed development and Uckfield Town**

- The setting and proposed layout of the development did not demonstrate any consideration for connecting the site with the town of Uckfield. This had been something raised previously and still not been addressed. The development would face away from the town at the far north west boundary and separate residents from the northern residential areas of Hunters Way, Rocks Park and Snatts Road. The main access point onto the A22 would naturally encourage residents to travel elsewhere for work and retail rather than supporting their local market town. This was a key reason for objecting;
- Development proposals for this site were contrary to:
  - EN17 of Wealden DC’s policies;
  - Wealden DC’s 2019 SHELAA;
  - the Planning Inspectors report of 2008/09 stating that ‘*Downlands felt comparatively remote from any town, and more part of the countryside than of the urban fringe*’

**(iii) Concerns with main access point into site and highway/parking proposals**

- There were serious concerns on the placement of the main access point and roundabout to enter and exit the proposed development site. The Site Access Block Plan showed that the roundabout was metres from the main watercourse of the Shortbridge Stream and northern boundary of Lake Wood. Uckfield Town Council held previous traffic survey data by ESCC from 2019 (pre covid) and average daily traffic flows for traffic travelling north of Copwood roundabout was in the region of 23,000 vehicles and travelling south in the region of 20,000 vehicles. With all development planned for Uckfield, the additional cumulative impact of traffic would be further exacerbated by the increase in popular retail outlets at the Ashdown Business Park (M&S and Home Bargains). The close proximity of the roundabout to the stream was a second key reason for the Town Council objecting. Shortbridge Stream was a tributary of the Sussex Ouse

and a Salmonid designated stream. The location and construction of this roundabout would have a detrimental impact;

- No thought has been given to reinstate or define the footpath(s) used by local residents for 50 years across the site, with views of the High Weald and Ashdown Forest?
- The proposed access point to the SANGs car park from Snatts Road was of great concern. Snatts Road was still a 'lane,' there were no line markings, the pavement was narrow or non-existent and the proposed placement of the access point, already suffered from poor visibility. Cars parked outside the properties of Claremont Place, and pulling out of the properties along Snatts Road in that location, was very difficult.

#### **(iv) Environmental impact on important ecological habitats – SSSI, ancient woodland, wetlands and Local Wildlife Sites**

- The site comprised of grade 3 agricultural land, interlaced with extensive areas of ancient woodland. Two wooded ghylls provided natural divisions. Part of the site adjoining Paygate Wood and lower sections near to Budletts Wood were designated as parkland in the nineteenth century. And, owing to the ghylls, the site had complex topography, with adjacent Budletts Common comprising a mixture of degraded heath, shrub and open green space. Budletts Common was a medieval and critical natural capital environment and met county importance.
- The Planning Inspector of 2008/09, stated in their conclusion that "*the rural landscape character and quality of Downlands are different from, and qualitatively superior to those of the other two sites considered at that time.*"
- Historical maps showed that Views wood through to Lake Wood was conjoined ancient and wet woodland (linking Views Wood, through to Paygate Wood, to Shermanreed Wood, to Thirty Acre Wood). There was no break, and the biodiversity of the site will still hold this ecological value.
- Open spaces north of Snatts Road were evident of wet peatlands, acid grasses, and ancient and wet woodland nestled between a designated SSSI of Buxted Park, a medieval common of Budletts Common, ancient woodlands, Lake Wood and Shortbridge stream.
- Development proposals were considered contrary to:
  - NPPF 15 (174(a));
  - Wealden Local Plan 1998;
  - NPPF 15 (179a);
  - NPPF 15 (182)
  - NPPF 15 (185c)
  - NPPF 15 (180c)

Partner agencies such as the Woodland Trust, Sussex Wildlife Trust and Native Space Newt Officer had strongly objected, and the Lords amendment to NPPF, suggested larger buffer zones for irreplaceable habitats.

The Town Council would agree that the provision of the SANG would be to reduce visitor numbers to the Ashdown Forest and subsequent environmental impact, yet damage more local irreplaceable habitats in Uckfield.

Downlands Farm was a very fragile and important ecosystem and at a time of climate change emergency should be protected and considered within the development of the new Local Plan, and an SSSI application should be supported.

**(v) Limited consideration of amenity space and facilities to support the size of development and north of town**

- The proposed amenity open space was very small for the scale of the development. There were also a lack of ideas and imagination for the site; demonstrating the lack of engagement the developers had with the local community and understanding of the need for sports facilities, community facilities, allotment space, support with extending the local cemetery;
- Sport England had also requested that CIL monies be directed to sporting needs in this area;

**(vi) Concerns with drainage, groundwater and risk of foul flooding**

- Partner agencies such as Southern Water, Environment Agency, the ESCC Flood Risk Team and Wealden DC's Drainage Officer had highlighted their concerns, requesting more information or conditions to be applied, to:
  - mitigate any potential risk of foul flooding;
  - mitigate the risk of ground water pollution;
  - requirement for an updated drainage plan;
  - need for further grounds testing and that drainage works would not normally be allowed in ancient woodland.

**(vii) Housing mix**

- There was no provision for elderly and support services such as assisted living;
- Wealden DC's Housing department clarified the definition of affordable housing units and required mix for first homes, social rented, affordable rented and shared ownership. They had also recommended the provision of 2 bed houses instead of 2 bed flats.

The Town Council and local residents of Uckfield understood that in the terms of the last will and testament of Clarence Preston, there was a requirement to obtain permission to develop the land or a part or parts of it as a building or industrial estate. A much revised proposal would need to be put forward to reflect the sensitivity of the site. A smaller scale plan which would meet the needs of the Uckfield community and did not centre heavily on housing without the necessary infrastructure, in line with WCS7 of Wealden's Planning Policies.

Nothing had changed from the Planning Inspectors report in 2008/09 and refusal, and in fact over the 14 years the landscapes, sites of biodiversity and geological value had been enhanced rather than depleted.

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The public left the room, apart from four people that remained seated including Councillor D. French.

**WD/2022/2110/F 66 STREATFIELD ROAD, UCKFIELD, TN22 2BQ**

Erection of a single and two storey rear extension.

**P56.09.22** It was **RESOLVED** to support the application as there were similar extensions in the area and therefore a precedent existed.

**WD/2022/1993/F LAND TO THE REAR OF 101 HIGH STREET, TN22 1RN**

Erection of a building containing 5 no flats.

**P57.09.22** It was **RESOLVED** to object to the application due to the following concerns:-

- Safety for pedestrians and vehicles;
- Lack of parking;
- Over development of the site;

- Vehicle access and visibility;
- Queries as to the ownership of the lane.

The Chairman with the approval of the committee discussed the following two applications together:

**WD/2022/2047/F 101 HIGH STREET, UCKFIELD, TN22 1RN**

Change of use and conversion of existing commercial building and outbuilding to provide four residential flats with associated works including cycle and bin storage, and;

**WD/2022/2048/LB 101 HIGH STREET, UCKFIELD, TN22 1RN**

Conversion of existing commercial building and outbuilding to provide four residential flats with associated works including cycle and bin storage.

**P58.09.22** It was **RESOLVED** that for both applications we would object to the application on the following grounds:

- Loss of good-sized commercial property in a prominent High Street position, resulting in businesses leaving the town centre due to being unable to find suitable premises. This would cause the loss of business people to the town and the mix of people needed to maintain a thriving town centre;
- Safety concerns for vehicle access along a narrow road as new vehicular movements would conflict.
- Lack of highway visibility;
- Lack of parking space which would cause offset of parking to other roads;
- Over development of the site;

Uckfield Town Council would favour a mix of commercial and domestic premises in this central High Street location, which would improve community and security. It was to be noted that there was a debate as to the ownership of the actual lane.

**WD/2021/3160/F POLICE STATION, NEW TOWN, UCKFIELD, TN22 5DL**

Demolition of building, erection of a temporary modular building for a period of 3 years, demolition of existing garages and creation of additional parking spaces.

**P59.09.22** It was **RESOLVED** with regret to support the application as members could find no planning reason to object to the application.  
Cllrs. B. Cox and D. Bennett abstained from the vote.

1 member of the public then left the meeting at 8.50pm.

## **6.0 DECISION NOTICES**

### **Approved:**

WD/2022/1229/F INSTALLATION OF A NEW 8M2 UNSERVICED METAL STORAGE CONTAINER, TO STORE MAINTENANCE EQUIPMENT AND MATERIALS ASSOCIATED WITH MANAGEMENT OF THE MILLENNIUM GREEN.  
UCKFIELD, MILLENNIUM GREEN, NEW ROAD, UCKFIELD

WD/2022/1576/F TWO-STOREY REAR EXTENSION  
59 KELD AVENUE, UCKFIELD, TN22 5BW

WD/2022/1702/F PROPOSED FIRST FLOOR EXTENSION ABOVE EXISTING ATTACHED GARAGE  
2 TAINTERS BROOK, UCKFIELD, TN22 1UQ

WD/2022/1689/F TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION

67 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

WD/2022/1837/F SINGLE STOREY REAR EXTENSION  
42 FORGE RISE, UCKFIELD, TN22 5BU

WD/2022/2038/F  
PROPOSED FRONT PORCH  
THE POPPIES, LONDON ROAD, RINGLES CROSS, UCKFIELD, TN22 1HD

WD/2022/1881/F  
FIRST FLOOR SIDE EXTENSION OVER GARAGE. REMOVE CONSERVATORY AND  
ERECT SINGLE STOREY REAR EXTENSION TO CREATE ENLARGED KITCHEN / DINING  
ROOM.  
1 FARRIERS WAY, UCKFIELD, TN22 5BY

WD/2022/2030/F  
ERECTION OF FRONT PORCH  
2 KELD CLOSE, UCKFIELD, TN22 5BP

WD/2022/1744/F  
ADDITION OF A 2.4M X 4.8M GARDEN SHED TO THE SIDE (NORTH ELEVATION) OF THE  
HOST DWELLING. MAX HEIGHT 2.46M.  
FAIRVIEW HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH

WD/2022/1483/F  
TWO STOREY SIDE EXTENSION  
21, CUCKMERE PATH, UCKFIELD, TN22 1LY

WD/2022/1127/F AND WD/2022/1128/LB  
SECONDARY WINDOWS FITTED INTERNALLY BEHIND EXISTING WINDOWS, ALUMINUM  
IN FINISH, FIRST FLOOR FLAT, 103, HIGH STREET, UCKFIELD, TN22 1RN

WD/2022/1421/F AND WD/2022/1422/LB  
PROPOSED REINSTATEMENT OF REAR GROUND FLOOR DOOR AND WINDOW TO  
ACCOMMODATE THE USE OF THE REAR COURTYARD FOR PATRONS  
93 HIGH STREET, UCKFIELD, TN22 1RJ

**Refused:**

**WD/2022/0686/F**  
PROPOSED DEVELOPMENT OF 4 X 4 BEDROOM DWELLINGS INCORPORATING NEW  
VEHICULAR ACCESS FROM EASTBOURNE ROAD.  
GARDEN LAND TO THE REAR OF JASMINE COTTAGE & NOS. 1, 2 & 3 HIGHLANDS  
AVENUE, UCKFIELD TN22 5TD

**Withdrawn:**

WD/2022/2070/FR  
RETROSPECTIVE ALTERATIONS AND REPAINTING OF THE BUILDING  
MILTON COTTAGE, PUDDING CAKE LANE, UCKFIELD, TN22 1BU

**Response to Town Council:**

WD/2022/1576/F TWO-STOREY REAR EXTENSION  
59 KELD AVENUE, UCKFIELD, TN22 5BW

The Town Council comments are noted. The works if shown on the plans should be within the description of development, however, permitted development rights are intact for the property and therefore the conversion of the garage and garden stores would appear to be permitted development.

Members noted the decision notices.

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

WD/2022/1777/F 7 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

Side extension, internal & external alterations including landscaping.

*Uckfield Town Council support the application.*

WD/2022/1421/F AND WD/2022/1422/LB 93 HIGH STREET, UCKFIELD, TN22 1RJ

Proposed reinstatement of rear ground floor door and window to accommodate the use of the rear courtyard for patrons.

*Uckfield Town Council support the application.*

WD/2022/1995/F 11 ELLIS WAY, UCKFIELD, TN22 2BT

Extension to front and conversion of garage to office and play room, erection of porch and recladding of front of house.

*Uckfield Town Council support the application.*

Members noted the report.

The meeting closed at 8.54pm.