



**UCKFIELD TOWN COUNCIL**  
Council Offices, Civic Centre  
Uckfield, East Sussex, TN22 1AE  
Tel: (01825) 762774  
e-mail: [townclerk@uckfieldtc.gov.uk](mailto:townclerk@uckfieldtc.gov.uk)  
[www.uckfieldtc.gov.uk](http://www.uckfieldtc.gov.uk)  
**Town Clerk – Holly Goring**

---

A meeting of the **PLANS COMMITTEE** to be held on  
**Monday 22 April 2024**  
**Council Chamber, Civic Centre, Uckfield at 7.00pm**

### **AGENDA**

Under the Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

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

Members and Officers are reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this Agenda. Should any Member consider that they require a dispensation in relation to any prejudicial interest that they may have, they are asked to make a written application to the Clerk well in advance of the meeting.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

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

Members of the public are requested to notify the Town Council in advance of the meeting by emailing [admin@uckfieldtc.gov.uk](mailto:admin@uckfieldtc.gov.uk)

#### **3.0 APOLOGIES**

#### **4.0 MINUTES**

4.1 Minutes of the meeting held on 2 April 2024.

4.2 Action List – attached.

#### **5.0 PLANNING APPLICATIONS – attached.**

#### **6.0 DECISION NOTICES – attached.**

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

Town Clerk  
16 April 2024

## 5.0 PLANNING APPLICATIONS

### **WD/2024/0685/F 17 CLAREMONT RISE, UCKFIELD, TN22 2AH**

Removal of existing conservatory and erection of single storey rear/side extension.

### **WD/2024/0296/LB BREWERY COTTAGE, NORFOLK WAY, UCKFIELD, TN22 1EP**

The removal of a dilapidated glazed conservatory, to replace it with a white weatherboard single storey timber frame extension. With cat slide roof in red peg tiles to match the existing roof.

### **WD/2024/0221/F 104 & 106 FRAMFIELD ROAD, & 1C SELBY ROAD, UCKFIELD, TN22 5AT**

Demolition of timber outbuildings and erection of triple garage.

### **WD/2024/0610/F 88 HUNTERS WAY, UCKFIELD, TN22 2BB**

The proposed works comprise demolition of the existing single-storey garage and front elevation structure, development of a replacement single-storey extension, to the front elevation to match the existing footprint, development of a two-storey side extension, development of a single storey rear extension, and alteration to existing first floor windows to the rear and front elevations.

### **WD/2024/073/F ASPEN HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SH**

Single storey free standing garden room onto north elevation of property.

### **WD/2024/0773/F 1 FIRLE GREEN, UCKFIELD, TN22 1NP**

New front and side single storey extension.

### **WD/2024/0888/F MANOR COTTAGE, REGENCY CLOSE, UCKFIELD, TN22 1DS**

2 replacement timber windows to side of property.

### **WD/2024/0889/LB MANOR COTTAGE, REGENCY CLOSE, UCKFIELD, TN22 1DS**

2 replacement timber windows to side of property.

## 6.0 DECISION NOTICES

### **Approved:**

WD/2024/0216/F

PROPOSED CONVERSION OF GARAGE TO ANNEXE WITH DORMER TOGETHER WITH  
PROPOSED STORAGE/BIKE STORE

3 NIGHTINGALE RISE, EASTBOURNE ROAD, RIDGEWOOD, UCKFIELD, TN22 5ST

**Meeting of the Plans Committee**  
**Monday 22 April 2024**

**AGENDA ITEM 7.0**

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

**1.0 Summary**

- 1.1 The report provides the Town Council's comments and observations on the applications listed that were not placed on an agenda as their date for response falls outside the usual cycle of Plans Committee meetings.

**2.0 Background**

- 2.1 At a meeting of Full Council on 8 April 2013 a resolution was made on the procedure for the Town Council's comments and observations on applications for which Wealden District Council need a response that would fall outside the usual cycle of planning meetings. FC.77.04.13.

**3.0 Procedure**

- 3.1 The following two applications were received from Wealden DC Planning on 2<sup>nd</sup> and 4<sup>th</sup> April 2024 respectively.

WD/2024/0646/F 4 PILTDOWN RISE, UCKFIELD, TN22 1UH  
Proposed front porch and side extension

WD/2022/2216/MAO HORSTED POND FARM, LEWES ROAD, TN22 5TR  
Outline planning application proposing the development of land for the erection of 340 dwellings with creation of a new roundabout from Lewes Road, 12HA of SANG and new pedestrian linkages.  
Amended description, additional/amended information received 28/03/24.

**4.0 Declaration of Interests**

- 4.1 A prejudicial interest was declared by the Chair, Councillor K. Bedwell due to her role as Chair of Ridgewood Village Hall Committee.

**5.0 Comments**

- 5.1 The following comments were emailed to Wealden DC Planning Department:

On 15 April 2024:

WD/2024/0646/F 4 PILTDOWN RISE, UCKFIELD, TN22 1UH

Uckfield Town Council support the application.

However members specified that a 900mm minimum passageway is kept between the flank wall of the extension and the boundary of the property, in order that access remains to the back garden.

WD/2022/2216/MAO HORSTED POND FARM, LEWES ROAD, TN22 5TR

It was subsequently RESOLVED by Plans Committee members to raise the following points, in addition to the Town Council's prior response of 24.10.22. These comments take account of the amended proposals recently put forward by the applicants:

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

- It was reiterated that although the main access point had been placed onto Lewes Road to ensure connectivity with the town, the southern location of this site on the farthest corner of Uckfield's parish boundary and its location adjacent to the A22 Uckfield bypass would see residents travel elsewhere for work and retail rather than support their local market town, due to local town junctions already being at capacity at peak times;

- Although it falls just on the border of the newly proposed development boundary for Uckfield in the draft Local Plan, it is some distance from the original development boundary in the adopted Local Plan 1998;
- Clarification is sought on the parcel of land located adjacent to the Little Horsted roundabout which has been excluded from the amended application, despite being included in the Local plan allocation and SHELAA mapping. Is this land being transferred in ownership, and is it being set aside for highway improvements?

### **(ii) Preserving heritage**

- The Town Council support the removal of the homes to protect the view from Ridgewood House, and recognise that the movement of the roundabout protects the existing farmstead on this site, but PCN are reminded that this site has always been a farmstead and is connected historically to the listed building and rural park and garden status of Horsted Place;
- The appeal decision for Land at Bird in Eye Farm (Appeal Ref APP/C1425/W/22/3307820) when considering the Oasthouse highlighted in para. 58 that any '*remaining ability to appreciate the significance*' of the heritage building in its rural setting would largely be lost. The Planning Inspector felt that the '*level of development proposed would also visually compete and distract from its local landmark quality.*' Has this been fully considered on this site?

### **(iii) Highway access and pedestrian safety**

- Members noted the proposed repositioning of the roundabout on Lewes Road but felt with it being closer to the A22 roundabout, and entrance into the Taylor Wimpey site there would be an increase in signage and subsequent considerations by road users in one small location with the pedestrian crossing, and associated traffic calming measures. The Town Council would like assurance in the absence of an updated ES Highway's response. There is only one vehicular entrance into the site, this was not considered acceptable for the site and scale of this development, and the levels of the land adjacent to the proposed roundabout would require substantial earth movement;
- Some of the points raised in ES Highway's response and objection in November 2022 have still not been answered. These include – emergency access design queries, the proportion of car-based journeys the site would create, their concerns regarding the pedestrian routes, and the need for the modelling of traffic flows to be finalised. The Road Safety Audit raised concerns, but without a further response from ES Highways we are unable to see if these matters can be addressed or mitigated. Notwithstanding the now amended proposals for highway modifications;

### **(iv) Environmental impact on important ecological habitats and ancient woodland**

- The Town Council were supportive of the steps to introduce renewable technologies, with the proposal to incorporate EV charging points, water saving devices and solar panels;
- Our previous indication that this was an important green corridor, and any development would see the loss of arable agricultural land along with a number of species of wildlife was supported by the response of the Sussex Ornithological Society who confirmed on 6 April 2024 that 117 species of breeding birds in this area over the past 10 years. They also advised that the desktop studies of the applicant do not take account of the historical records available in the Sussex Biodiversity Records Centre;
- The Millennium Green Trust only advised residents recently of the presence of badgers onsite at Millennium Green. Badgers and their sets are protected by law, so this will need to be taken into account;
- The Woodland Trust objected to the first application, as the application did not demonstrate the need for a 50m buffer around Horsted Pond Wood and Park Road (designated ancient woodland). 25m is not considered adequate by the relevant organisations and the Town Council. The lack of adequate buffer will impact biodiversity and fragment these ancient woodland sites;

- The proposal to improve linkages with the footways on the Ridgewood Farm would improve connectivity to existing East Sussex rights of way east and north of the town, but would also increase footfall through the ancient woodland of Boothland Wood. This needs to be taken into account.

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

- The proposed extension and use of Millennium Green to connect to and provide a SANG for this development in order to reduce travel by residents to the Ashdown Forest, is still of concern for Town Councillors. This land should not be referred to as a SANG. The access road of New Road and existing small car park adjacent to Ridgewood Village Hall and second small car parking area proposed in the application would not be adequate to meet the needs of those using the facilities. The complaints and experience of Little Horsted and in particular Horsted Pond lane is evidence enough. The lane has reportedly seen up to 6,000 vehicle movements per month to Horsted Green. Local councillors (County and District) and the parish council have repeatedly advised Wealden District Council of their concerns and the misuse of the car park. Access to Horsted Green (with limited adequate passing spaces) demonstrates the lack of forward thinking to meet the level of demand now and in the future. The fact that this is an afterthought and not considered a planning consideration, is of great concern. Ridgewood Recreation Ground is registered as common land and has village green status. Any extension to the physical building or built environment (i.e. car park) has to be approved by the Secretary of State. This is not a straightforward matter, and the vehicular pressure on the small lane of New Road is already posing an issue when diversions are in place to accommodate utility and highway works for new developments in this area. There is no consideration of the use of this green space, by adjacent developments, which currently total:

Ridgewood House, Lewes Road – 9 homes;  
 Land southside of Lewes Road – 9 homes;  
 Siggs Yard, Lewes Road – 9 homes;  
 First phase of Ridgewood Farm – 250 homes;  
 Land off Eastbourne Road – 90 homes;

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

- The bridges required to create linkages from the site into Millennium Green will need to be considered in detail at the Reserved Matters stage, to take consideration of water levels, the drainage issues experienced on the land either side, the ecology and hydrology of that area;

**(vii) Housing**

- Uckfield Town Council support the proposed reduction of units for development on this site.

It was also noted that local residents have sent in their response, as part of the Horsted Pond Action Group and they have requested consultation/engagement on the details of the reserved matters application. Uckfield Town Council would like to see this happen, and be included in the requirements or conditions should approval be given.

**6.0 Recommendations**

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