



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 13 July 2026 at 7.00pm

Cllr. J. Love (Chair)
Cllr. D. Bennett

Cllr. C. Macve
Cllr. K. Butler

Cllr. K. Bedwell
Cllr. P. Selby

IN ATTENDANCE:

Wealden District Councillor D. French
1 member of the public
Linda Lewis –Administrative Officer
Minutes taken by Linda Lewis

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.
Cllr. Bedwell declared a personal interest under item 5.0 for Planning application WD/2026/1211/PIP Cress Farm, 20 Lewes Road, Ridgewood, TN22 5SN, as she was known to the owner of the farm.

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

None.

3.0 APOLOGIES

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 22 June 2026

P22.07.26 It was **RESOLVED** that the minutes of the Plans Committee of 22 June 2026, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted the action list.

5.0 PLANNING APPLICATIONS

WD/2026/0819/FR 142 HIGH STREET, UCKFIELD, TN22 1QR

Retrospective application for installation of extraction system.

It was understood that the Environmental Health Officers report had asked for further testing to be done, at different hours for of the day.

From a heritage perspective there had been no objection; the extraction system installed was relatively discrete and therefore it was not considered to be harmful to the character and appearance of the outdoor conservation area.

The location was unfortunate in relation to the windows, to the rear of the non-designated heritage asset. However, the character of the building was not being altered and it was assumed that the installation would be reversible.

Members would encourage that shops take up vacant spaces as quickly as possible and found no planning grounds for objection.

P23.07.26 It was subsequently **RESOLVED** to support the application, subject to the applicant and applicant's contractors providing the Environmental Health Officer with the

information that they had asked for and this being in accordance with the Environmental Health Officer.

Members were pleased to see another empty shop in the High Street being occupied and put to proper use, and the town was in need of more eateries.

WD/2026/0818/A 142 HIGH STREET, UCKFIELD, TN22 1QR

Retrospective application for illuminated fascia sign and projecting box sign.

Members stated that the High Street already had variety of signage styles and designs and felt this was a good thing as it contributed to a modern and vibrant High Street. Although members were mindful of the conservation area, they agreed with the applicant that the signage could easily be removed if and when they were to vacate the property, and stated that the original characteristic and features of the building would be retained. It was also noted although the building was in the Conservation Area the building was not listed.

Members acknowledged the neighbour concerns who felt that the 'extremely bright' signage was out of character and a distraction to motorists. However, it was noted that East Sussex Highways had made no objection. It was felt that it was not out of character and created a modern looking High Street to attract shoppers.

P24.07.26 Members **RESOLVED** to support the application and welcomed the signage, which would bring a vibrant, modern look to the High Street. They were also in support of the local business.

WD/2026/1211/PIP CRESS FARM, 20 LEWES ROAD, RIDGEWOOD, TN22 5SN

Application for permission in principle for residential development comprising a minimum of 5 and a maximum of 5 dwellings.

Councillor K. Bedwell reiterated her personal interest in the application and took no part in the discussion or vote.

Members identified that the original letter received by the clerk referred to 4 dwellings as included within the Agenda. However, they noted that the application itself sought Permission in Principle for five dwellings. Members concluded that they were considering the application for five dwellings and that the original letter must have been a typographical error.

Members considered the application together with the planning history and consultation responses.

It was noted that East Sussex Highways had raised no objection to the proposed access arrangements, provided the access road was constructed to the required standard. Members also noted that no Great Crested Newts had been identified within the site and that suitable habitats existed within the surrounding area.

Members discussed objections relating to the proposed development, including concerns regarding residential amenity, highway width, biodiversity and overdevelopment. It was observed that the site had become enclosed by more recent residential development and that the proposal represented an appropriate infill development within the existing built-up area.

The Committee reviewed the illustrative layout plan and noted that it was indicative only, with matters relating to layout, appearance, landscaping and scale to be considered at a subsequent planning stage.

The planning constraints identified by Wealden District Council were noted, including Ashdown Forest mitigation, the setting of nearby listed buildings, Southern Water infrastructure, biodiversity and flood risk. Members recognised that these matters would be fully considered during the detailed planning stage. The chair mentioned that although she would have liked to have seen smaller properties, acknowledged that this was no reason to object.

P25.07.26 It was **RESOLVED** to support the application in principle, as it was on a brownfield site and considered the proposal to represent appropriate residential development of the site.

Members also requested that Wealden District Council be made aware of the discrepancy within the supporting documentation referring to five dwellings to ensure the application documents remained consistent. Councillor P. Selby abstained from the vote.

WD/2026/1188/F OLIVES YARD, THE HOP BARN, HIGH STREET, UCKFIELD, TN22 1QP

Installation of flue and extraction system, including odour abatement and associated plant, to serve a coffee roaster.

It was noted that the proposed extraction system incorporated appropriate odour and noise attenuation measures and that operational noise levels would remain below recognised industrial thresholds. Members considered there would be no unacceptable impact upon neighbouring residential properties.

The Committee welcomed the proposal as a positive addition to the High Street and considered that the business would support the continued vitality of the town centre.

P26.07.26 It was **RESOLVED** to support the application and members expressed their support for the local independent business.

WD/2026/1220/F TRIFAST HOUSE OFFICES, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QW

Single storey steel framed garage for storage of delivery vehicles.

Members noted that the proposed building would be in keeping with the existing industrial setting and would have no significant impact on drainage, ecology or neighbouring properties.

P27.07.26 It was **RESOLVED** to support the application as members wished to support a business which was massively beneficial within the community and the industrial unit was in keeping with the setting.

6.0 DECISION NOTICES

Approved:

WD/2026/0730/F

LOFT CONVERSION WITH REAR DORMER AND 3 NO. VELUX WINDOWS ON THE FRONT ROOF SLOPE.

49 KELD AVENUE, UCKFIELD, TN22 5BW

WD/2026/0930/F

SINGLE STOREY REAR EXTENSION

7 WOODPECKER WAY, UCKFIELD, TN22 5NE

WD/2026/0691/F

PROPOSED ATTACHED SINGLE GARAGE

LAND TO REAR OF 52 TOWER RIDE, UCKFIELD, TN22 1SE

WD/2026/0841/LB
PROPOSED CREATION OF KITCHEN AND SERVERY IN EXISTING STORE
OUTBUILDING
93 HIGH STREET, UCKFIELD, TN22 1RJ

WD/2026/0842/F
PROPOSED CREATION OF KITCHEN AND SERVERY IN EXISTING STORE
OUTBUILDING
93 HIGH STREET, UCKFIELD, TN22 1RJ

Members noted the decision notices.

The meeting closed at 7:42 pm.