



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 12 May 2025
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

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 22 April 2025.

4.2 Action List

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

7.0 TREE PRESERVATION ORDERS

8.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATION OUTSIDE THE USUAL CYCLE OF MEETINGS - attached.

Town Clerk,
6 May 2025

5.0 PLANNING APPLICATIONS

WD/2023/2939/MRM LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO THE WEST OF A22 NORTH OF HORSTED POND GATE.

Reserved matters application (layout, scale, appearance and landscaping) pursuant to condition 2 of Outline Planning Permission reference no. WD/2015/0209/MEA for land to the west of Uckfield, comprising the erection of 750 no. dwellings, local neighbourhood centre, strategic open space, child play provision and residential parking facilities, together with 10,627 sq.m. of business floorspace, parking facilities and associated infrastructure, and fully serviced school site, including access arrangements. Amended plans and reports received.

WD/2023/2935/MRM LAND WEST OF UCKFIELD (SITE SD1), INCLUDING LAND BOUNDED BY LEWES ROAD, NEW TOWN, A22, UCKFIELD SEWAGE TREATMENT WORKS AND LAND TO THE WEST OF A22 NORTH OF HORSTED POND GATE.

Reserved Matters application (layout, scale, appearance and landscaping) pursuant to Condition 2 of Outline Planning Permission reference no. WD/2015/0209/MEA for land to the West of Uckfield, comprising delivery of 1884 sq.m of employment floorspace, public realm enhancements, parking facilities and associated infrastructure.

WD/2025/0914/MFA LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF THE A22, UCKFIELD BYPASS, UCKFIELD, TN22 3PT

Variation of Conditions 3, 5, 28 & 31 of WD/2021/2001/MFA (variation of Conditions 10 & 11 of WD/2020/1244/MAJ (proposed development of a solar electric forecourt®, comprising 24 core electric vehicle charging points, a solar photovoltaic (PV) farm of up to 5.5mw and energy storage. The hub building will contain a mix of ancillary dwell facilities including WC's, coffee shop, retail, seating area, meeting rooms/workspace and a display area. Provision of car parking, hard and soft landscaping and access arrangements off the Copwood Roundabout. Diversion of public footpath) in order to enable the commencement of construction of the development prior to the construction of the main vehicle access and completion of a Section 278 Agreement and construction of the pedestrian and cycle access following the completion of the Copwood Roundabout improvements) to allow changes to the alignment and orientation of the solar panels and seek to increase the number of batteries in the energy storage system by consequence of using an alternative battery technology.

WD/2025/0736/MRM MOCKBEGGAR FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Reserved Matters (appearance, landscaping, layout & scale) pursuant to outline permission WD/2022/0648/MAO (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).

WD/2025/1005/F 25 MALLARD DRIVE, UCKFIELD, TN22 5PW

Erection of conservatory to the rear of the property.

WD/2025/1026/LB 2 BUCKSWOOD GRANGE, ROCKS ROAD, UCKFIELD, TN22 3PU

Part re-plastering of the existing lower ground store room and provision of a vent to voided area.

WD/2025/1040/F 28 EAGLE CLOSE, UCKFIELD, TN22 5WL

Single storey rear extension.

WD/2025/0957/F LUXFORD DAY CENTRE, LIBRARY WAY, UCKFIELD, TN22 1AR

Single storey addition.

WD/2025/1038/LB 6 CHURCH STREET, UCKFIELD, TN22 1BJ

Partial re-pointing of front of property, up to the top of the ground floor window/shop front. Partial replacement of blown/spalling damaged bricks. Use of a suitable lime mortar (St Astier NHL 2) to match existing colour and pointing finish. Bricks used for replacement will be of the same size as originals and will be colour/texture matched with existing brickwork.

6.0 DECISION NOTICES

Approved:

WD/2025/0541/F

PROPOSED GARAGE CONVERSION INTO BEDROOM.

71 MALLARD DRIVE, UCKFIELD, TN22 5PW

WD/2025/0609/F

PROPOSED CONVERSION OF GARAGE INCLUDING ADDITION OF ROOF LIGHTS AND CHANGES TO FENESTRATION & INFILL EXTENSION

97 HUNTERS WAY, UCKFIELD, TN22 2BB

WD/2024/2955/MAO

OUTLINE APPLICATION FOR THE ERECTION OF UP TO 145 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS), VEHICULAR ACCESS POINT AND PROVISION FOR SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG). ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS LAND OFF EASTBOURNE ROAD, UCKFIELD

Appeal decision dismissed:

Appeal Ref: APP/C1435/W/24/3350445

The Cedars, London Road, Uckfield, East Sussex TN22 1HY



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Tuesday 22 April 2025 at 7.00pm

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

Cllr. C. Macve
Cllr. S. Mayhew

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis
Cllr. P. Selby

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. J. Love declared a personal interest in WD/2025/0819/F 84 Streatfield Road, Uckfield, TN22 2BQ as she was good friends with the owner of the property.

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

None.

3.0 APOLOGIES

Apologies for absence were received from Cllr. D. Bennett

4.0 MINUTES

4.1 Minutes of the meeting held on 31 March 2025

P83.04.25 It was **RESOLVED** that the minutes of the Plans Committee of the 31 March 2025, 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/2025/0496/LB NORTH MANOR HOUSE, REGENCY CLOSE, UCKFIELD, TN22 1EH

Proposal to turn the north west reception room into the kitchen/diner.

P84.04.25 It was **RESOLVED** to support the application, subject to the Conservation Officer having no adverse comments.

WD/2025/0804/F 66 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Proposed two storey side extension.

P85.04.25 It was **RESOLVED** to support the application on the following grounds:

- It would be in accordance with the street scene as there were many similar extensions in the vicinity and therefore a precedent existed;
- It would have no detrimental effect to adjacent properties.

WD/2025/0819/F 84 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

Two storey side extension.

Cllr. J. Love reiterated her personal interest in the following application and took no part in the discussion or the vote. The Chair was taken by Cllr. Macve for this application.

P86.04.25 It was **RESOLVED** to support the application as there was a precedent of similar extensions along Streatfield Road.

Cllr. Love then resumed to Chair the meeting.

WD/2025/0304/F 63 THE DRIVE, UCKFIELD, TN22 1DB

Extension and conversion to three flats.

P87.04.25 It was **RESOLVED** to support the application as this would create affordable housing within an already built-up area of the town.

Members however had concerns that 3 parking spaces was insufficient and would exacerbate dangers of vehicles parking on the corner and in this area.

WD/2025/0740/FA LAND TO THE SOUTH OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Variation of Condition 2 of WD/2024/2226/RM (Reserved Matters pursuant to Outline application WD/2023/2193/O (Outline application for the demolition of existing structures and the erection of up to 9 dwellings (with all matters reserved except access). Access to be achieved from Lewes Road) to allow for the provision of garaging to each dwelling.

P88.04.25 It was **RESOLVED** to object to the application as it was considered an over development of the site.

*Members felt that had the garages been included on the original application for each of 9 dwellings, it would have been refused as an overdevelopment of the land, and reasoned that had this been the case the developer would have had to reduce the number of dwellings.

*Members requested a response from Wealden District Council to clarify if this would have been the case.

WD/2025/0768/F FLAT 1, 130 HIGH STREET, UCKFIELD, TN22 1QR

3 timber replacement windows to the property- 2 to the front and 1 to the rear.

P89.04.25 Members noted that this was within the Conservation Area and **RESOLVED** to support the application if in accordance with the Conservation Officer.

WD/2025/0790/F THE SIGNAL BOX, HIGH STREET, UCKFIELD, TN22 1PU

Change of use of existing signal box building from taxi office (Sui Generis) to licenced bar/public house (Sui Generis).

P90.04.25 It was **RESOLVED** not to provide a response to the application, as the Town Council had a prejudicial interest in the application as it owned The Signal Box.

6.0 DECISION NOTICES

Approved:

WD/2024/0715/LB

REPLACEMENT OF SIX PAIRS OF SASHES TO TWO FRONT BAY WINDOWS WITH ASSOCIATED REPAIRS, TOGETHER WITH REPAIRS TO WINDOWS IN SIDE ELEVATION.

CHESTNUT HOUSE, 127 HIGH STREET, UCKFIELD, TN22 1EH

Permits the modification:

WD/2024/2824/PO

MODIFICATION OF SECTION 106 OBLIGATION DATED 9TH JANUARY 2024 ATTACHED TO PLANNING PERMISSION WD/2022/1303/MAJ (PHASED DEVELOPMENT COMPRISING 9 NO. DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE) TO AMEND THE PAYMENT OF THE AFFORDABLE HOUSING CONTRIBUTION TO BEFORE OCCUPATION OF THE FIFTH DWELLING IN ORDER TO ASSIST WITH THE FINANCIAL VIABILITY OF THE DEVELOPMENT.

RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Prior Approval not required:

WD/2025/0452/P26

PROPOSED CONVERSION OF GROUND FLOOR OFFICES TO FORM 3 NO. DWELLING UNITS (COMPRISING 1 X 1-BEDROOM AND 2 X 2-BEDROOM)
ASHDOWN HOUSE, LIBRARY WAY, UCKFIELD, TN22 1AR

Members noted the Decision Notices.

7.0 TREE PRESERVATION ORDER

TM/2025/0100/TPO

REDUCE THE CROWN OF 4 OAK TREES BY UP TO 30% TO SUITABLE PRUNING POINTS AND REMOVE EPICORMIC GROWTH WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 25/1, 1983
52 FORGE RISE, UCKFIELD, TN22 5BX

Members were happy with the proposed removal of epicormic growth and ivy, but were concerned for the life of the tree regarding pruning, since the health of the tree was unknown. Members questioned whether a bat survey needed to be carried out as it was known that bats were in the area and there could be bats nesting in the ivy.

Members questioned the reason for pruning and requested that the Tree Officer of Wealden District Council advise his findings.

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

WD/2025/0572/F THE UCKFIELD CLUB, BELL LANE, UCKFIELD, TN22 1QL

Provision of a 1200mm high picket fence with a 600mm wide area for shrub planting to the rear on the southern boundary of the property

Uckfield Town Council support the application as the proposed would reduce anti-social behaviour, improve safety for users of the premises and also improve the street scene.

Members noted the report.

The meeting closed at 7.32pm

Meeting of the Plans Committee
Monday 12 May 2025

AGENDA ITEM 8.0

**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 application was emailed to plans committee members for consideration and a public notice was put up on 29th April 2025.

WD/2025/0732/F LAND SOUTH OF SUPERIOR GLASS, UCKFIELD, BELLBROOK
INDUSTRIAL ESTATE BELL LANE, TN22 1QL
Erection of Class E unit for café use.

4.0 Declaration of Interests

- 4.1 None.

5.0 Comments

- 5.1 The following comments were emailed to Wealden DC Planning, before the deadline.

WD/2025/0732/F LAND SOUTH OF SUPERIOR GLASS, UCKFIELD, BELLBROOK
INDUSTRIAL ESTATE BELL LANE, TN22 1QL
Erection of Class E unit for café use.
Uckfield Town Council support the application, however would ask that the Case Officer ensure that this unit would not impact visibility for the access junction to Superior Glass. It was not known if ESCC Highways were being consulted.

6.0 Recommendations

- 6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis