

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 23 June 2025 at 7.00pm

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

Cllr. C. Macve (Vice Chair)
Cllr. S. Mayhew

IN ATTENDANCE:

3 members of the public
Cllr. V. Frost
Cllr. P. Selby
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.
All members declared a personal interest in agenda item 5.0, application no. WD/2025/1329/F The Cedars, London Road, as the applicant was a Town Councillor and colleague.

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. K. Bedwell.

4.0 MINUTES

4.1 Minutes of the meeting held on 2 June 2025

P10.06.25 It was **RESOLVED** that the minutes of the Plans Committee of the 2 June 2025, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members agreed to remove the following item from the Action List which had been completed:

P88.04.25 WD/2025/0740/FA LAND TO THE SOUTH OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

Members agreed that the following application should remain on the action list:
P96.05.25 WD/2025/0914/MFA LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF THE A22 UCKFIELD BYPASS, UCKFIELD, TN22 3PT.
Members had met with the developer Invinity Energy Systems and had raised several points with them. The Chair asked the clerk to write to Wealden Planning to query whether they thought it likely that the application would be re-submitted addressing those points, as members had hoped would be the case.
Clarification was also needed on who actually owned the land.

02.06.25 WD/2025/0922/MEA LAND WEST OF UCKFIELD - OWLSBURY FARM, HORSTED GREEN, LITTLE HORSTED TN22 5TJ

In his response to the members query for an update on the Statement of Common Ground (SOCG), the Head of Planning of Wealden District Council had supplied

members with the SOCG for 'Bird In Eye', and the Planning Inspectors Appeal Decision. The Officer had explained that in summary the SOCG outlined the areas of agreement and disagreement between the appellant and ESCC Highways and transport matters.

In referring to the SOCG for Bird In Eye Farm, members discussed the traffic light operation and the fact that the developer was contributing £100,000 to updating this. They queried the cost of the improvement works as a whole, as this contribution could be a mere fraction of the entire costs. Members felt that the cost of the introducing this 'MOVA' system should be entirely borne by the developer as part of the development costs, and not partly borne by the developer and partly by the local rate payers. For junction improvements members had been told that nothing further could be done.

The Town Councillor for New Town stated that the report did not address the proposals within the scheme for those living in Framfield Road. Those living along Framfield Road with no off-street parking, would be detrimentally affected.

The clerk reminded the committee that the Head of Planning had offered a more detailed breakdown of any specific aspect, if that was required.

Members asked the clerk to reply to the Head of Planning requesting that a Statement of Common Ground be supplied for Owlsbury Farm. This should include the accumulative impact in connection with the possibility of Bird In Eye South and North; Horsted Pond Green; Mock Beggars; Cysleys; 90 houses on Eastbourne Road.

Members also stated that we were told that an upgrade of the traffic light system would alleviate all traffic problems which had been suggested for a number of sites in our immediate area: Ridgewood Farm, 90 houses on Eastbourne Road, Bird In Eye Farm, Mock Beggars, Owlsbury Farm and Horsted Pond Farm. How many times could this be upgraded?

5.0 PLANNING APPLICATIONS

WD/2025/1198/FA CLINTZ, SELBY GARDENS, UCKFIELD, TN22 5EF

Variation of Condition 9 of WD/2021/0903/F (Conversion of existing dwelling into 2 no. 3 bed dwellings with the addition of a rear single storey extension and first floor extension) to enable regularisation of the changes to the floor plans, site layout and external appearance of the dwellings.

Members felt that this was in fact a retrospective application since the works had been completed entirely different to the approved plans, and the property was now a 4-bed dwelling. It was noted that an enforcement notice had been placed. It was also mentioned that members had objected to the original drawings.

P11.06.25 It was **RESOLVED** to strongly object to the application.

WD/2025/7501/T NEW TOWN CORNER SW, NEW TOWN, UCKFIELD, WEALDEN, TN22 5YB

The installation of a 20m high Orion street pole with 6no antennas in total, 2no 300ø (diameter) dishes, 3no equipment cabinets together with ancillary development throughout.

Members mentioned that a resident's concern for trees was valid and that the trees had TPOs on them. Members objected to there being a Government Statement from Kier Starmer within the application.

P12.06.25 It was **RESOLVED** to object to the application as the pole would be detrimental and dominant within the street scene.

WD/2025/1360/F 87 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

Proposed single storey front extension.

P13.06.25 It was **RESOLVED** to support the application as precedents existed for similar extensions in the vicinity and would not be detrimental to the street scene.

WD/2025/1329/F THE CEDARS, LONDON ROAD, UCKFIELD, TN22 1HY

(Self Build) Erection of dwelling.

Members reiterated their personal interest in the application and therefore no discussion or resolution was made.

WD/2025/1173/P12 PD UTOPIA LEISURE CENTRE, DOWNSVIEW CRESCENT, UCKFIELD, TN22 1UB

The installation of 619 no. roof mounted solar PV panels of total installed capacity 281.19kWp.

P14.06.25 It was **RESOLVED** to support the application as the solar panels would reduce the carbon footprint and sustain the longevity of the leisure centre.

WD/2025/1383/F 4 FRAMFIELD ROAD, UCKFIELD, TN22 5AG

The change of use of a residential flat (C3) to office (E).

P15.06.25 It was **RESOLVED** to support the application as members wished to support a thriving business which they were pleased to see.

WD/2025/1370/AN 33 HIGH STREET, UCKFIELD, TN22 1AG

1 X non illuminated fascia sign.

P16.06.25 It was **RESOLVED** to support the application as the alteration of branding would fit the street scene. They commented that it was good that the town was retaining a Post Office..

**WD/2025/1319/FR and WD/2025/1318/LBR
228 HIGH STREET, UCKFIELD, TN22 1RE**

(Part retrospective) reinstatement works to rear outbuilding following fire damage.

It was agreed to discuss the above two applications for 228 High Street together.

P17.06.25 It was **RESOLVED** to support the application and members commended the efforts of the family business to reopen.

6.0 DECISION NOTICES

Approved:

WD/2025/1040/F

SINGLE STOREY REAR EXTENSION

28 EAGLE CLOSE, UCKFIELD, TN22 5WL

WD/2025/0957/F

SINGLE STOREY ADDITION

LUXFORD DAY CENTRE, LIBRARY WAY, UCKFIELD, TN22 1AR

WD/2024/2743/FA

VARIATION OF CONDITIONS 5, 6, 7, 15 AND 17 OF WD/2021/2398/F (DEMOLITION OF EXISTING WORKSHOP AND BARN, CONSTRUCTION OF 9 NO. RESIDENTIAL UNITS COMPRISING OF 1 NO. 5 BEDROOM HOUSE, 6 NO. 3 BEDROOM HOUSES AND 2 NO. 4 BEDROOM HOUSES) TO ENABLE REMOVAL OF CAR PORT TO HOUSE TYPES A AND A.1, REVISED CAR PARKING/REFUSE VEHICLE TURNING ARRANGEMENTS AND AMENDED LANDSCAPING.

20A LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

WD/2025/1005/F

ERECTION OF CONSERVATORY TO THE REAR OF THE PROPERTY

25 MALLARD DRIVE, UCKFIELD, TN22 5PW

WD/2025/0740/FA

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.

LAND TO THE SOUTH OF SPRINGFIELD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL

WD/2025/0403/F

NEW SIGNAGE, AIR CONDITIONING CONDENSER UNITS AND EXTRACT GRILLES, SHOPFRONT AND AWNING

49 HIGH STREET, UCKFIELD, TN22 1AN

WD/2025/1026/LB

PART RE-PLASTERING OF THE EXISTING LOWER GROUND STORE ROOM AND PROVISION OF A VENT TO VOIDED AREA.

2 BUCKSWOOD GRANGE, ROCKS ROAD, UCKFIELD, TN22 3PU

Refused:

WD/2025/0732/F

ERECTION OF CLASS E UNIT FOR CAFÉ USE

LAND SOUTH OF SUPERIOR GLASS, UCKFIELD, BELLBROOK INDUSTRIAL ESTATE BELL LANE, TN22 1QL

Appealed:

CF/WD/2024/1843/F & WD/2024/1844/LB

101 HIGH STREET, UCKFIELD, TN22 1RN

CONVERSION OF EXISTING BUILDINGS TO PROVIDE THREE FLATS AND GROUND

FLOOR COMMERCIAL UNIT ALONGSIDE ASSOCIATED WORKS

Planning Inspectorate Ref: APP/C1435/W/25/3365421 & APP/C1435/Y/25/3365423

Planning Inquiry:

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD

UCKFIELD TN22 5HA

Outline planning application for up to 190 dwellings, associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102.

Application reference: WD/2024/1799/MAO

Appellant's name: Croudace Homes Ltd

Appeal reference: APP/C1435/W/24/3356658

Appeal start date: 20 December 2024

The inquiry date has been confirmed and was now scheduled to open on the 17th July at 10:00am, continuing on the 18th, 22nd, 23rd and potentially the 24th if necessary.

The venue - East Sussex National Hotel, Little Horsted, Uckfield TN22 5ES.

Members noted the Decision Notices.

The meeting closed at 7.42pm.