

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 14 July 2025 at 7.00pm

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

Cllr. C. Macve (Vice Chair)
Cllr. K. Bedwell

IN ATTENDANCE:

2 members of the public
Cllr. V. Frost
Cllr. D. French
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, but none were forthcoming.

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

P18.07.25 It was **RESOLVED** to suspend Standing Orders to allow a member of the public to speak on Agenda Item 5.0 Planning Applications, in object to WD/2025/1425/F 14 Cuckmere Path, Uckfield, TN22 1LY
The resident spoke in objection of the application, as they felt that it would be over development of the site, and that the extension would in fact create an annex as an additional dwelling.

P19.07.25 It was **RESOLVED** to reinstate standing orders.

3.0 APOLOGIES

Apologies for absence were received from Cllr. S. Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 23 June 2025

P20.07.25 It was **RESOLVED** that the minutes of the Plans Committee of the 23 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:
02.06.25 WD/2025/0922/MEA LAND WEST OF UCKFIELD - OWLSBURY FARM,
HORSTED GREEN, LITTLE HORSTED TN22 5TJ - SOCG.

5.0 PLANNING APPLICATIONS

WD/2025/1105/F SOUTHERN COTTAGE, LEWES ROAD, UCKFIELD, TN22 5SL
Dropped kerb.

P21.07.25 It was resolved to support the application as it would remove the need, for the residents of the property, to park on an already busy and congested road (Lewes Road).

WD/2025/1425/F 14 CUCKMERE PATH, UCKFIELD, TN22 1LY

Two storey side extension and single storey rear extension to existing dwellinghouse to improve family living accommodation.

Members noted the comments made by the resident, however felt that there were no planning reasons to object.

P22.07.25 It was **RESOLVED** to support the application on the following grounds:

- A precedent existed for similar extensions in the vicinity;
- It would not impinge on the open plan nature of the estate;
- There were no material planning reasons on which to object.

Should the District Council approve the application, members would request that a caveat be placed to prevent the premises from being divided into two separate dwellings at any point in the future.

WD/2025/1528/F 47 THE DRIVE, UCKFIELD, TN22 1BY

Garage conversion and alteration of roof design.

P23.07.25 It was **RESOLVED** to support the application on the following grounds:

- A precedent existed for similar extensions in the vicinity;
- There were no material planning reasons on which to object.

WD/2025/1503/LB THE OLD BAKERY COTTAGE, CHURCH STREET, UCKFIELD, TN22 1BJ

Replace existing like-for-like weatherboard cladding and single-glazed windows. Replace existing rainwater gutters with black painted metal gutters and remove existing 20th century rear door facing side elevation and infill opening with white-painted brick to match existing external wall finish.

The clerk advised members that Wealden District Council had made the above application invalid due to missing pieces of information. It was noted that the Town Council would be reconsulted once the information had been received and the application revalidated.

WD/2025/1389/F AND WD/2025/1390/AI 122 HIGH STREET, UCKFIELD, TN22 1PX

Proposed shopfront and external signage.

P24.07.25 Members **RESOLVED** to support the application and felt that the proposed was aesthetically pleasing to the High Street and welcomed the business.

WD/2025/1540/F 149 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Remove of existing garage, landscape changes, new porch and single storey side extension.

P25.07.25 Members **RESOLVED** to support the application on the following grounds:

- As a large percentage of properties on Rocks Park had been extended similarly, a precedent existed;
- There would be no adverse effect on adjoining properties.

WD/2025/1557/F 8 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

Proposed single storey front and two storey side extension.

P26.07.25 Members **RESOLVED** to support the application on the following grounds:

- A precedent existed for similar extensions in the vicinity;
- There were no material planning reasons on which to object.

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.

Amended plans.

Prior to the meeting the clerk had circulated an explanation for the errors in the original drawing which had been provided by the applicant.

Members remained perplexed to how the works had gone ahead not in accordance with the originally approved plans and noted that there had been a change in the architectural designer.

P27.07.25 It was **RESOLVED** to Object to the application on the following grounds:

- The dormer windows in the roof had created a higher roof-line and a dwelling totally dominant in bulk which was overbearing to the street scene on the approach up Selby Gardens;
- The building now appeared out of character and detrimental to the street scene;
- The created habitable space in the roof and the dormer windows led to an overlooking onto the surrounding properties and an infringement to the privacy of neighbours.

6.0 DECISION NOTICES

Approved:

WD/2025/1038/LB

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 CHURCH STREET, UCKFIELD, TN22 1BJ

WD/2025/0819/F

TWO STOREY SIDE EXTENSION

84 STREATFIELD ROAD, UCKFIELD, TN22 2BQ

WD/2025/1360/F

PROPOSED SINGLE STOREY FRONT EXTENSION.

87 LASHBROOKS ROAD, UCKFIELD, TN22 2AZ

WD/2025/0790/F

CHANGE OF USE OF EXISTING SIGNAL BOX BUILDING FROM TAXI OFFICE (SUI GENERIS) TO LICENCED BAR/PUBLIC HOUSE (SUI GENERIS)

THE SIGNAL BOX, HIGH STREET, UCKFIELD, TN22 1PU

Refused:

WD/2024/2243/F

NEW FOLDING ARM AWNING TO PROVIDE PROTECTION & COMFORT FROM DIRECT SUNLIGHT INTO THE SHOP FRONT

130 HIGH STREET, UCKFIELD, EAST SUSSEX, TN22 1QR

Members noted the decision notices.

7.0 TREE PRESERVATION ORDERS

TM/2025/0159/TPO

REDUCE AND RESHAPE CROWN OF TWO OAK TREES BY APPROXIMATELY 2.5M, THIN UP TO 20% AND REMOVE EPICORMIC GROWTH AND DEADWOOD WITHIN TREE

PRESERVATION ORDER (UCKFIELD) NO 19/5, 1990

32 THE JAYS, UCKFIELD, EAST SUSSEX, TN22 5YG

Members were mindful that the tree works should not affect any wildlife habitats.

TM/2025/0161/TPO

REDUCE BRANCHES OF ONE ASH TREE BY UP TO 4M TO SUITABLE GROWTH
POINTS WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 25/1, 1983
57 FORGE RISE, UCKFIELD, TN22 5BX

Members had no issue with the works as long as approval was given by the land owners Redrow Homes.

TM/2025/0162/TPO

WORK AS PER SCHEDULE WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO
2,
1976
ROCKS PARK CP SCHOOL, LASHBROOKS ROAD, UCKFIELD TN22 2AY

Members commented that the roots of the oak were impacted because of the location and footfall, and queried whether anything could be done to mitigate problems to the roots. As long as the works were carried out under the supervision of the District Arboriculturist and by a professional person, members had no further comments.

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

Members noted the report.

WD/2025/1436/F 94 TOWER RIDE, UCKFIELD, TN22 1NT

Single storey side and rear wrap-around extension.

Uckfield Town Council support the application on the following grounds:

- A precedent existed as there were similar extensions in the vicinity;
- The extension would be in keeping and would have no adverse effect to the street scene.

One member noted that the site was close to Views Wood, an ancient woodland, and asked that the Planning Officer bear this in mind with relation to possible contamination from surface water run off or soils.

WD/2025/1323/F 7 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

Proposed rear conservatory.

Uckfield Town Council support the application on the following grounds:

- A precedent existed for similar extensions in the vicinity;
- There would be no adverse effect to the street scene.

The meeting closed at 7.49pm.