

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Tuesday 26 August 2025 at 7.00pm

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

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

Cllr. S. Mayhew

IN ATTENDANCE:

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. Macve declared a personal interest on agenda item 5.0, for applications WD/2025/1152/FA and WD/2025/1510/FR, as he knew the applicants for each very well.

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 4th August 2025

P34.08.25 It was **RESOLVED** that the minutes of the Plans Committee of the 4th August 2025, be taken as read, and subject to the following correction, confirmed as a correct record and signed by the Chair.

To add to Minute number P29.08.25 -

If it was unacceptable to Wealden District Council that this application be deferred to the Plans Committee meeting of the 26th August, then the presumptive decision of members was to object to the application.

4.2 Action List

Members noted the Action List.

5.0 PLANNING APPLICATIONS

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). Amended documents submitted.

Cllr. Bedwell stated that since Plans Committee meeting of the Town Council on the 4th August the following amended documents had been submitted:

- 2 flow rate drawings, which looked to be identical;
- Plan 2, which was of low resolution, appearing blurred for both text and drawings.

Cllr Bedwell commented as follows on three new updates to the consultation reports:-

East Sussex Highways were still objecting;

- A swept path review was required;
- A landscaping review was required to make sure that there was no concealment of access for drivers;
- Plot 7 – access was still required via a gate to the cycle store.

Wealden District Council Housing were still objecting:

- They had stated that there was a shortfall of the 35% affordable housing now that there had been changes made to the size of units;
- There were still amendments to the Section 106, which had not yet been agreed.

Lead Local Flood Authority (LLFA) were still objecting:

- The LLFA stated that it still failed to meet the requirements for the flood risk and that the exceedance paths plan would not provide a clear assessment of exceedance paths and should be improved to show a clear design for exceedance for significant catchments.

It was felt that the documents provided by the developer had not addressed any of these points, or any of the points that members had raised previously which remained relevant.

Members referred to the flow rate drawing which showed a swale on the land adjacent to this site, and in regards to this, raised the following questions:-

- *Would the swale be connected to the drainage filter system, and would it be included in the Management Plan?*
- *Since it was located outside the site boundary, would it still be part of the Management Plan, and would it be connected to the filtration system before passing under the road and discharging into Budletts Common?*

Members discussed concerns with regards to the speed of traffic along London Road and for the sake of safety of both pedestrian and vehicles, traffic calming measures were needed. It was stated that signage and other methods were needed to slow speeding before commencement of the new site access. The Chair recalled that in the preceding 12-18 months there had been three vehicle accidents. Vehicles emerging from Chichester Caravans also had an extremely restricted view of oncoming traffic due to a large hedge and it was imperative that vehicles were slowed.

P35.08.25 Cllr. Bedwell made a proposal to object to the application and members subsequently **RESOLVED** to object to the application on the grounds that the developer was yet to adequately address the extremely important concerns raised by consultees.

Furthermore, it was requested that the following Conditions be placed on any approval given by Wealden District Council:-

- 1) That Highway works to reduce the speed of traffic along the road be installed before the new site access point was commenced and;
- 2) Members would also propose that the planned pedestrian crossing island also be made before the new site access point was commenced, and that a proper speed calming system also be included in the scheme.

WD/2025/1152/FA KINGS COURT, HEMPSTEAD ROAD, UCKFIELD, TN22 1FE

Removal of Condition 5 of WD/2016/2924/O (Outline application for a proposed residential development comprising 3 no. two-bed apartments) – to delete condition imposed in error; and Variation of Condition 4 of WD/2019/0751/RM (Reserved Matters pursuant to Outline permission WD/2016/2924/O) – to add drawings to regularise as-built floor plans, elevations and fenestration.

Amended plans received 31/07/2025.

Cllr. Macve reiterated his personal interest in the following application and took no part in the discussion or the decision.

P36.08.25 Following debate regarding what was required within this application, it was **RESOLVED** to support the application with the guarantee that obscure glass would be included.

Cllr. Macve again reiterated his personal interest in the following and took no part in the discussion or the decision.

WD/2025/1510/FR FLAT 9, 75 HIGH STREET, UCKFIELD, TN22 1AP

Retrospective application for a residential basement flat.

Members discussed that although this was a retrospective application it was a 'brownfield' site and had parking which was to be looked on favourably. There was some discussion regarding the windows being at pavement height and the flow of storm water, which it was thought could be an issue as well as noise.

P37.08.25 It was **RESOLVED** to support the application if the works met the approval of the Enforcement Team.

WD/2025/1821/F 16 TREFOIL WAY, RIDGEWOOD, UCKFIELD, TN22 5FW

New porch to principal elevation.

Members discussed the uniformed appearance of the properties on the estate, with one member commenting that the proposed porch would actually enhance the street scene.

P38.08.25 It was **RESOLVED** to support the application as members agreed that the proposed works would enhance the street scene by introducing variation.

WD/2025/1833/F 13 MALLARD DRIVE, UCKFIELD, TN22 5PW

To remove conservatory and create 3.2 x 3.3m single storey rear extension.

P39.08.25 It was **RESOLVED** to support the application as there would be no detrimental effect to neighbours and the extension would be on the same footprint as the existing conservatory.

6.0 DECISION NOTICES

Appeal allowed:

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

Land at Bird In Eye Farm, south of Bird in Eye Hill, Framfield, Uckfield, East Sussex TN22 5HA

Approved:

Application No. WD/2023/2935/MRM

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. 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.

WD/2023/2939/MRM

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. 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.

WD/2023/0693/F

ADDITION OF A NEW SECOND FLOOR CONTAINING A TWO-BEDROOM PENTHOUSE

APARTMENT AND THE CONVERSION OF THE EXISTING INTEGRAL GARAGE/LOGGIA TO FORM AN ADDITIONAL ONE-BEDROOM GARDEN FLAT WITH IMPROVED AMENITY SPACE AND PARKING FACILITIES FOR THE EXISTING AND PROPOSED DWELLINGS WITHIN THE BUILDING.

MOUNTNEATH, NORTH ROW, UCKFIELD, TN22 1ET

Response to Town Council:

With regard to impact on the neighbours opposite, there is a distance of some 15m between the windows and the dwellings opposite, and while the Wealden Design Guide talks to back-to-back and side to back distances, there is no mention of front-to-front distances and any minimum distances to be aware of. In addition, one of the windows serves the landing area only. The view is taken that the distance, coupled with the front-to-front arrangement, means that overlooking will not be harmful in this instance.

The parking on site is an improvement over the existing arrangement, with each flat having allocated parking, and the site is also in a sustainable location, close to the town centre and the facilities on offer.

WDC Waste Management do not have an issue with refuse collection, and a condition is proposed to secure a suitable storage area near the roadside for bins, which would be an improvement over the existing arrangement.

A construction management plan is proposed as a condition, and in addition, the agent has confirmed that the carpark area is built first as an enabling contract so that this area can be used for material storage etc during the building works.

Application No. WD/2025/0914/MFA

VARIATION OF CONDITIONS 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 WCS, 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.

LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF THE A22, UCKFIELD
BYPASS, UCKFIELD, TN22 3PT

WD/2025/1528/F
GARAGE CONVERSION AND ALTERATION OF ROOF DESIGN
47 THE DRIVE, UCKFIELD, TN22 1BY

WD/2025/1105/F
DROPPED KERB
SOUTHERN COTTAGE, LEWES ROAD, UCKFIELD, TN22 5SL

WD/2025/1323/F
PROPOSED REAR CONSERVATORY.
7 SHELDUCK AVENUE, UCKFIELD, TN22 5JW

WD/2025/1099/F
INTERNAL ALTERATIONS, RELOCATION OF FRONT DOOR, ALTERATIONS TO
REAR ACCESS STEPS, DORMER ALTERATIONS AND NEW ROOFLIGHT,
FENESTRATION ALTERATIONS, GARAGE ALTERATIONS AND FRONT ENTRANCE
CANOPY
BRAMBLESIDE, HIGHLANDS AVENUE, UCKFIELD, TN22 5TD

WD/2025/1557/F
PROPOSED SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSION.
8 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

WD/2025/1557/F
PROPOSED SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSION.
8 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to APPROVE the above application on 14 August 2025.

Refused:

WD/2025/0181/F
PROPOSED PART CONVERSION OF EXISTING GROUND FLOOR COMMERCIAL
SPACE TO FORM 1NO. STUDIO APARTMENT, FULL CONVERSION OF EXISTING
FIRST FLOOR OFFICES TO FORM 2NO. 1 BED APARTMENTS, NEW SECOND
FLOOR ROOF EXTENSION TO FORM 2NO. 1 BED APARTMENTS, NEW EXTERNAL
ACCESS STAIR TO REAR ELEVATION, AND NEW EXTERNAL BIN AND CYCLE
STORAGE AREA
49 HIGH STREET, UCKFIELD, TN22 1AN

WD/2025/1540/F
REMOVE OF EXISTING GARAGE, LANDSCAPE CHANGES, NEW PORCH AND
SINGLE STOREY SIDE EXTENSION.
149 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Withdrawn:

WD/2025/1389/F
PROPOSED SHOPFRONT AND EXTERNAL SIGNAGE
122 HIGH STREET, UCKFIELD, TN22 1PX

WD/2025/1390/AI
PROPOSED SHOPFRONT AND EXTERNAL SIGNAGE
122 HIGH STREET, UCKFIELD, TN22 1PX

Members noted the Decision Notices.

1.0 DRAFT STATEMENT OF COMMUNITY INVOLVEMENT (SCI) CONSULTATION

Members noted that this was 'Plan Led' and as there was no existing local plan for the district, they questioned the relevance of the consultation. There would not be a Plan in time for the unitary areas, which were not yet known.

Members worked through the consultation and instructed the clerk to respond on behalf of the committee.

The meeting closed at 8.29pm.