# gold logo transparentUCKFIELD TOWN COUNCIL

Council Offices, Civic Centre Uckfield, East Sussex, TN22 1AE Tel: (01825) 762774

e-mail: townclerk@uckfieldtc.gov.uk [www.uckfieldtc.gov.uk](http://www.uckfieldtc.gov.uk/)

## Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on

**Tuesday 26 August at 7.00pm**

**Council Chamber, Civic Centre, Uckfield**

# AGENDA

Under the Openness of Local Government Bodies Regulations 2014, members of the public are able to film or record during a committee meeting.

# 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.

# 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

# APOLOGIES

1. **MINUTES**
	1. Minutes of the meeting held on 4 August 2025.
	2. Action List
2. **PLANNING APPLICATIONS** – attached.
3. **DECISION NOTICES** – attached.
4. **DRAFT STATEMENT OF COMMUNITY INVOLVEMENT (SCI) CONSULTATION**



Town Clerk,

19 August 2025

**5.0 PLANNING APPLICATIONS**

**WD/2025/0736/MRM Location: 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.

**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.

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

Retrospective application for a residential basement flat.

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

New porch to principal elevation.

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

TO REMOVE CONSERVATORY AND CREATE 3.2 X 3.3M SINGLE STOREY REAR EXTENSION.

**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 CONSTRUCTIONOF 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