



## **UCKFIELD TOWN COUNCIL**

Council Offices, Civic Centre  
Uckfield, East Sussex, TN22 1AE

Tel: (01825) 762774

e-mail: [townclerk@uckfieldtc.gov.uk](mailto:townclerk@uckfieldtc.gov.uk)

[www.uckfieldtc.gov.uk](http://www.uckfieldtc.gov.uk)

**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
**Monday 6 October 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.

#### **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](mailto:admin@uckfieldtc.gov.uk)

#### **3.0 APOLOGIES**

#### **4.0 MINUTES**

4.1 Minutes of the meeting held on 15 September 2025.

4.2 Action List

#### **5.0 PLANNING APPLICATIONS – attached.**

#### **6.0 DECISION NOTICES – attached.**

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

#### **8.0 WD/2025/2040/PO LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA**

Modification of section 106 agreement dated 19 February 2024 attached to 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) to provide for a commuted sum towards off-site affordable housing and to convert the remainder of the proposed affordable housing to first homes.

Town Clerk,  
30 September 2025

## **5.0 PLANNING APPLICATIONS**

### **WD/2025/2038/P26 33 HIGH STREET, UCKFIELD, TN22 1AG**

Proposed change of use from class e to 4 no. self-contained flats.

### **WD/2025/2154/F 13 BULLFINCH GARDENS, UCKFIELD, EAST SUSSEX, TN22 5YE**

Removal of existing UPVC conservatory above brick plinth and replacement with new UPVC conservatory.

### **WD/2025/2103/F 100 HIGH STREET, UCKFIELD, TN22 1PX**

Proposed installation of 2no. condenser units to the rear and side elevation within the rear service yard.

### **WD/2025/1926/FA WHITE GATES, REGENCY CLOSE, UCKFIELD, TN22 1DS**

Variation of Conditions 2, 3, 9 and 12 of WD/2023/1499/F (demolition of existing dwelling and erection of 7 no. dwellings, together with associated access, car parking and landscaping) to enable minor changes to the layout and finished floor levels together with updated drainage strategy, for ease of construction and to conform to the existing landforms/topography.

## **6.0 DECISION NOTICES**

### **Approved**

WD/2025/1833/F

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

13 MALLARD DRIVE, UCKFIELD, TN22 5PW

WD/2025/1821/F

NEW PORCH TO PRINCIPAL ELEVATION

16 TREFOIL WAY, RIDGEWOOD, UCKFIELD, TN22 5FW

WD/2025/1152/FA

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

KINGS COURT, HEMPSTEAD ROAD, UCKFIELD, TN22 1FE

### **Refused:-**

WD/2025/1731/F

PROPOSED EXTENSION TO EXISTING FIRST FLOOR BALCONY

THE OLD QUARRY, SNATTS ROAD, UCKFIELD, TN22 2AP

### **Withdrawn:**

WD/2025/2072/F

PROPOSED ROOF TERRACE ON EXISTING FLAT ROOF AND NEW ACCESS STAIR.

63 NEVILL ROAD, UCKFIELD, TN22 1NX

**Meeting of the Planning Committee**  
**Monday 6 October 2025**

**AGENDA ITEM 7.0**

**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 2<sup>nd</sup> September 2025.  
WD/2025/1899/F OLD COURT, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL  
6m x 4m pitched roof garden building with toilet.

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 to include the rebuild of a curtilage listed wall.  
Reason: Amended description and plans.

**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/2025/1899/F OLD COURT, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SL  
6m x 4m pitched roof garden building with toilet.  
Uckfield Town Council support the application as there would be no alteration to the street scene and there would be no effect on the main house.  
The Chair however, stated that the actual height was 'not confirmed' and queried what impact the height could potentially have on neighbours, especially as there were windows in the roof. It was asked if Wealden could clarify the height and advise the neighbour before a decision was made.

To note the Case Officer has since provided a response on this as follows:-

*The dimensions of the proposed outbuilding are noted on the submitted plans and I can advise you that the height to the eaves is 2.2m and the overall height is 4.1m. Please note that the height allowance for outbuildings with a dual pitched roof is 4m under permitted development. Permission is needed for this outbuilding as it marginally exceeds the permitted development allowance and because it is being sited to the front of the main dwelling which is used as the main amenity area.*

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 to include the rebuild of a curtilage listed wall.  
Reason: Amended description and plans.

Uckfield Town Council support the application as long as the detailed specification supplied met the approval of the Conservation Officer.

**6.0 Recommendations**

- 6.1 It is recommended that members note the report.  
Contact Officer: Linda Lewis