



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 6 October 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
2 members of the public

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 prejudicial interest in application number WD/2023/1499/RM White Gates, Regency Close, Uckfield due to having a close association with a neighbouring property.

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

P47.10.25

It was **RESOLVED** to suspend Standing Orders to allow a member of the public to speak on Item 5.0 Planning Applications in objection to application WD/2025/2038/P26 33 High Street, Uckfield, TN22 1AG which proposed four additional dwellings to the rear of WHSmiths. The resident gave the following grounds for objection:

- Over development of the site;
- The proposed would look out of the character with other properties to the rear;
- Concerns the development would hinder access at the rear of the building for deliveries to WHSmith.

P48.10.25

It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 15 September 2025

P49.10.25

It was **RESOLVED** that the minutes of the Plans Committee of the 15 September 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 items from the Action List which had been completed.

P46.09.25 – WD/2025/1383/F - letter addressed to planning inspectorate sent to agent for Absolum and Durrant in support of their refused application.

P45.09.25 - WD/2025/2072/F 63 Nevill Road TN22 1NX

Members insisted that the Woodland Trust be consulted – we await this and may wish to comment further. The application had been withdrawn.

A member requested that the following item be added to the next agenda.

To consider a letter to the head of planning regarding the implementation of a traffic management plan along the Lewes Road with regards to the building sites opposite the Post Office and managing trader parking along Lewes Road and in New Road, which was causing congestion and affecting residents and business.

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.

It was felt that it would be highly likely that residents would have vehicles despite the contrary being stated within the application. Bell Farm Lane, to the rear, was an unadopted road, therefore no parking restrictions could be implemented. Concerns were raised regarding additional parking needs in the lane, which already suffered congestion due to anti-social parking.

Furthermore, due to the probable increase of parked vehicles on Bell Farm Lane, there were concerns that access for refuse vehicles would be hindered.

A member pointed out that this was for affordable housing on a brownfield site which with a balanced view, should be supported.

P50.10.25 Members were on balance in favour of affordable housing on a brown field site and **RESOLVED** to support the application with a caveat that a 'waste management plan' be made regarding the access of residential lorries and refuse vehicles.

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.

P51.10.25 It was **RESOLVED** to support the application as a precedent existed for similar works in the vicinity.

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.

P52.10.25 It was **RESOLVED** to support the application which met the needs of an existing business and was a medical requirement.

Cllr. Macve reiterated his prejudicial interest in the following application and left the room while this was being discussed. He took no part in any discussion or the resolution.

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.

It was to be noted that residents were impressed with how the site had been kept clean and tidy and had not caused problems for residents.

P53.10.25 It was **RESOLVED** to support the application as the data/document's provided do not appear to show and changes in the height of the dwellings. Wealden Planning would check if there were any drainage issues.

Cllr. Macve rejoined the meeting.

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

Members noted the decision notices.

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

Members noted the report.

WD/2025/1899/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.

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.

It was noted that the Inspector had approved the application at Appeal mainly due to the number of affordable homes that there would be on site. The site has been sold since outlined approval, and there was a lack of interest from buyers wishing to take on the affordable home portion of the development. It was suggested that the developer was required to exert additional efforts in order to locate a buyer for affordable homes and to reconsider the price at which they were willing to accept.

Members were unhappy that because they had no buyer, they were going to pay a lump sum of money to build affordable housing 'elsewhere' and not in Uckfield Town or Buxted Parish. Uckfield could not afford to lose affordable housing. Members would insist that this should remain within the Section 106 Agreement.

Wealden District Council were very keen to build affordable homes, and as they had their own building company, it was felt that they needed to step in and build this site. By way of example members referred to the new Coronation Place development on the Streatfeild House site that was built in partnership with Wealden District Council and its stakeholders, which was completed in March 2025. See link to Coronation Place unveiled published 7 May 2025 and as attached. [Coronation Place unveiled - Wealden District Council](#)

Members were perturbed that the UK Government were changing the planning regulations to make sure that more affordable houses were built, although because of the fact that it was unprofitable to supply affordable housing it was unworkable. Any offsite payment would move to the new unitary authority, and the town would not see the benefit of any monies.

P54.10.25 It was **RESOLVED** to object to the application on the above grounds and members would draw attention to the significant weight given by the Inspector at Appeal. Members referred to point number 53 of the decision notice: -

53. The scheme will provide 21 affordable housing units in an area where there is an acknowledged shortage of affordable homes. This percentage meets and does not exceed the policy requirement set out in Policy WCS8 of the CS and Policy AFH1 of the Affordable Housing Delivery Local Plan 2016. For this reason, I do not attach as much weight to this benefit as the appellants consider I should do, but still, it carries significant weight.

P55.10.25 It was also further **RESOLVED** to share the comments of the Town Council to Buxted Parish Council.

The meeting closed at 7.57pm.

Coronation Place unveiled

Reading time: Approximately 3 minutes

Publish Date: 7 May 2025

Twenty new affordable and sustainable council homes in Uckfield have been completed.

Coronation Place, a former retirement living scheme in Southview Drive known as Streatfeild House, was demolished to provide the new affordable carbon zero ready homes – 18 for social rent and two for purchase on a shared ownership basis. Two homes have been built for wheelchair users and the remainder built to accessible standards.



The new development was completed by local contractor Trinity Homes Ltd.

All of the new homes are highly energy efficient with high levels of insulation and heat pumps have been installed alongside photovoltaic solar panels to generate energy. This will see a reduction in energy use and cost for the occupier. Each home has achieved an EPC A rating and has an electric vehicle charging point.

Councillor Daniel Manvell, Alliance for Wealden (Labour Party) and lead councillor for Housing, Benefits and Revenues, said, "I had the pleasure of visiting Coronation Place. It's a brilliant place to live – quiet, attractive and with a lovely patch of woodland alongside. I'm so proud that these homes are exemplary in terms of eco-friendly design, so well insulated they will keep tenants bills incredibly low, and for disabled access, there are two homes with lifts for families with disabled children. In the midst of this housing crisis Wealden District Council is doing all it can to enable more social and affordable housing for all. This development will help our communities to grow."

James Hick, affordable homes delivery manager from Homes England, said, "As the government's housing and regeneration agency, increasing the supply of quality affordable homes remains one of our key objectives and we are committed to supporting stakeholders of all sizes to achieve their ambitions."

“It is great to see that funding from the Affordable Homes Programme has enabled this development and provide much needed new homes in Uckfield.”

The project also successfully secured HM Government funding (via the SPACES Programme) from the Brownfield Land Release Fund, used towards the costs of preparing the site ahead of the development.

Josie Ward, SPACES programme manager, said, “It’s always great to give support to such exciting projects like Coronation Place. To see the homes completed to such high standards is a great example of how Local Authorities can deliver excellent affordable housing schemes for local people”

Marcus Cory from Trinity Homes, said, “We’re proud to have delivered this high-quality development at Coronation Place in partnership with Wealden District Council and its stakeholders. As a local contractor, it’s particularly rewarding to play a part in creating affordable, energy-efficient homes that will benefit the community for years to come. From the early stages of groundworks through to completion, sustainability, accessibility, and quality have been at the heart of our work. We’re pleased to see these much-needed homes now providing comfortable, future-ready living for residents in Uckfield.”