

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber, Civic Centre, Uckfield on Monday 17 November 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
Cllr. P. Selby

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

None.

3.0 APOLOGIES

Apologies for absence were received from Councillor D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 27 October 2025

P61.11.25 It was **RESOLVED** that the minutes of the Plans Committee of the 27 October 2025, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted the Action List, and although the following item appeared later in the agenda, it was ongoing and therefore was to remain on the action list:-
National Grid.

5.0 PLANNING APPLICATIONS

WD/2025/2309/F 49 HIGH STREET, UCKFIELD, TN22 1AN

Installation of door and erection of an external staircase along with cycle and refuse storage structures.

P62.11.25 It was **RESOLVED** to support the application, as members had supported application no. WD/2025/0403/F at this premises.

WD/2025/1877/F STONE MULLIONS, 38 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

Extend existing dropped kerb.

P63.11.25 It was **RESOLVED** to support the application as it would prevent vehicles from parking on the highway. With more development coming from the other end of Framfield Road the removal of vehicles from the highway would aid safety by keeping the road clear.

WD/2025/2344/F 5 LIME TREE AVENUE, UCKFIELD, TN22 1TD

Porch extension on east elevation.

P64.11.25 It was **RESOLVED** to support the application as it would be in keeping with properties in the area.

WD/2025/1902/MAJ LAND ADJACENT TO SEGHERS PLACE, UCKFIELD TN22 5BU

Erection of 100 residential dwellings including access from the A22 Uckfield bypass, parking, landscaping, open space, earthworks and associated infrastructure.

P65.11.25 Members discussed the application at length and **RESOLVED** to object to the application due to the concerns below. Additionally, members requested a meeting with the developer, together with a Planning Officer, to work through these concerns in detail. A particular concern related to the proposed pedestrian access through to Town Council owned land at Victoria Pleasure Ground, and the impact that the Town Council's existing football floodlighting, and planned installation of a 3G floodlit pitch would have on this development.

The clerk was instructed to write to the District Council to arrange a meeting.

- Concerns regarding access; There were highways safety concerns due to the fact that there was only one access onto the A22 Uckfield bypass, and that should there be an accident on any part of that road, or at the roundabout, members were concerned how emergency vehicles would be able to access the site, also taking into account the vehicle movements from the 850 houses using the same access from the Seghers Place development;
- Concerns regarding the impact on parking at Victoria Pleasure Ground, at New Town and for the 250 homes at Ridgewood Place;
- Concerns of light pollution to the inhabitants. The developer had been advised by Uckfield Town Council that any properties located close to the boundary were likely to be impacted by the Town Council's existing football pitch floodlighting as well as new floodlighting with the planned installation of a 3G pitch. This 3G pitch would potentially be in use to 9pm throughout the year, when the lighting would shine 'down' and onto these dwellings to the detriment of the occupiers;
- Concerns the developer planned to use the pedestrian access onto Town Council land at Victoria Pleasure Ground, with no consultation or Deed of Grant regarding this;
- The Town Council had yet to discuss the infrastructure, parking and access for the 3G pitch, and yet this proposal would create additional footfall from 100 homes through Town Council land which, being in a dip, was permanently wet and muddy. It was felt that without Uckfield Town Council permission this would affect the viability of the scheme;
- Concerns that by providing the footpath onto Victoria Pleasure Ground, it would encourage people to drive there from other areas within the estate, which would potentially cause parking problems at Victoria Pleasure Ground;
- Concern that there was no report from Southern Water within the application as members were aware of sewage pipe issues, where drains have burst. There was no reference to this within the application or reference to contamination of the land. There was a stream that ran out through Boothland Wood and down the side of this development and into Ridgewood Stream which the application made no reference to;
- Concerns that walkers would create their own access through the hedge to the side of the tennis courts;
- The northern most access Redrow Homes had designed to be a cul-de-sac, however it was not to be adopted by East Sussex Highways (ES Highways) and therefore would not be fit for purpose as an access onto this site;
- It was questioned how the calculation for biodiversity net gain could be calculated as the field was treated with a strong weed killer within the last two years and currently showed evidence of weedkiller under foot;

- Concerns that the design of the properties would be out of keeping with the Redrow Homes site and it was felt that there needed to be some integration with regards to the design of the properties;
- Members would request an improvement of the green infrastructure surrounding the site as was applied to the Redrow Homes site;
- The buffer zone to the ancient woodland was only 15m on this site and members would like to see a buffer zone of 20m to match that of the Redrow Homes development, to protect light pollution to Boothland Wood;
- Members noted that there had been a noise assessment around Victoria Pleasure Ground in November, during a quiet winter period. The assessment needed to be carried out in the Summer when its use was more typical, and would need to take into account the use of the future 3G pitch;
- The report from Sussex Police did not include any concerns for anti-social-behaviour at Victoria Pleasure Ground, despite there being incidents there and in Boothland Wood. We would request that Wealden District Council ask Sussex Police to check their records on this;
- Members requested a report from ES Highways, as an urgent matter. Members felt that the 750 homes at Seghers Place needed to have an approval from ES Highways before this application went to committee. ES Highways noted many issues with the 750 homes at Seghers Place, which although many concerns were with public rights of way, this was proposing access to the SANGS and there were other points regarding the industrial estate etc;
- Transport assessments were not realistic, which showed only an 8-minute journey on foot on a route through Forge Rise to Bellbrook;
- Members had previously suggested to Redrow Homes, a pedestrian access bridge over the river and over the railway line into the industrial estate. This would shorten the walking route and it was felt that this option should be investigated;
- ES Highways had been in discussions with Redrow Homes regarding access to the new industrial estate, and this remained to be resolved;
- Members objected to the 2.5 storey high buildings within the development as they would remove the historic views across the downs from Victoria Pleasure Ground and also obscure the view of the beacon and across the downs when all local area beacons were lit;
- Concerns that many of the properties had inline parking, which would cause people to park second vehicles on the road to avoid having to move their cars when another family member needed to use their car.

Members noted that the density per hectare looked to be lower than on the remainder of the Seghers Place site, although this was another 10% increase and an over development of an already over developed site. None of the utilities and services were able to cope with what we had at present.

Members were frustrated that there were no consultation reports available for a flood risk assessment and highways in order for them to understand how issues would be mitigated.

WD/2025/2356/F ISENHURST HEALTH CLUB, UNIT 8, BELL LANE, UCKFIELD, TN22 1QL

Extension to the rear first floor of the building to provide additional floorspace to health club along with structural supports and parking retained below.

P66.11.25

It was **RESOLVED** to support the application. Members were pleased to support a thriving business that was for the wellbeing of the community.

6.0 DECISION NOTICES

Approved:

WD/2025/2154/F

REMOVAL OF EXISTING UPVC CONSERVATORY ABOVE BRICK PLINTH AND
REPLACEMENT WITH NEW UPVC CONSERVATORY.

13 BULLFINCH GARDENS, UCKFIELD, EAST SUSSEX, TN22 5YE

NOTIFICATION OF APPEAL:

Town and Country Planning Act 1990

Appeal by Absolom & Durrant Independent Financial Advisers (the Appellant)

Site: 4 FRAMFIELD ROAD, UCKFIELD, TN22 5AG

Proposal: CHANGE OF USE FROM USE CLASS 3(A) (RESIDENTIAL FLAT) TO USE
CLASS E(C)(I) (FINANCIAL ADVISORS OFFICE)

Planning Inspectorate Ref: APP/C1435/W/25/3374469

Members noted the decision notice and the appeal application.

7.0 TREE PRESERVATION ORDERS

TM/2025/0272/TPO

REDUCE ONE OAK TREE BY 2-3 METRES ALL AROUND, THIN AND RAISE CROWN
WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 6, 1989

10 CASTLE WAY, RIDGEWOOD, UCKFIELD, TN22 5UW

Members noted the tree preservation order.

**8.0 SUB STATION AT CROCKSTEAD FARM – MAKING A REQUEST TO CONTACT
ENERGY COMPANIES**

The Chair read to the Committee an email received from the Assistant Project
Manager at UK Power Networks, however this did not give the information requested
regarding connectivity.

P67.11.25

It was **RESOLVED** that the clerk should reply requesting to know how this system was
to connect to the existing and new proposed local infrastructure, including battery
storage sites and solar farms, and where and when these works would take place
affecting land and highways locally to Uckfield.

The meeting closed at 7.41pm