



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 5 January 2026 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

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 8 December 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 APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS – attached

8.0 TREE PRESERVATION ORDERS

Town Clerk,
22 December 2025

5.0 PLANNING APPLICATIONS

WD/2025/2437/F AND WD/2025/2745/LB HEMPSTEAD FARM, HEMPSTEAD LANE, UCKFIELD, TN22 3DL

Demolition and rationalisation of a complex of farm buildings at Hempstead Farm, including the demolition of utilitarian structures and conversion of some of the existing barns to create 6 no. residential dwellings, vehicle and cycle parking, and associated landscaping.

WD/2025/2670/F FINWOOD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SJ

proposed outbuilding/ self-contained annexe.

WD/2025/2508/F 26 SYCAMORE COURT, UCKFIELD, TN22 1TY

Re-siting of 2m high boundary fence.

WD/2025/2662/F AUBADE, 1 HIGHLANDS AVENUE, RIDGEWOOD, TN22 5TD

Erection of side extension, new rear door, raised access deck/steps.

WD/2025/2677/LB THE OLD CHAPEL, LONDON ROAD, UCKFIELD, TN22 1HX

Repair cracks in external walls and add strengthening in attic roof.

WD/2025/2688/F 33 HIGH STREET, UCKFIELD, TN22 1AG

Provision of new ground floor windows (4 no.) and rooflights (2 no.) to existing commercial unit.

WD/2025/2776/F 77 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Single storey rear extension.

WD/2025/2794/F 71 BAXENDALE WAY, UCKFIELD, TN22 5GB

Single storey rear flat roof extension.

WD/2025/2703/F UNITS 3 & 4, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

Proposed single storey front extension to unit 3.

WD/2025/1574/F 15 CHURCH STREET, UCKFIELD, TN22 1BJ

Erection of shed for ancillary accommodation/incidental use.

6.0 DECISION NOTICES

Approved:

WD/2025/1877/F

EXTEND EXISTING DROPPED KERB.

STONE MULLIONS, 38 FRAMFIELD ROAD, UCKFIELD, TN22 5AH

WD/2025/2344/F

PORCH EXTENSION ON EAST ELEVATION

5 LIME TREE AVENUE, UCKFIELD, TN22 1TD

WD/2025/1503/LB

REPLACE EXISTING WEATHERBOARD CLADDING AND SINGLE-GLAZED WINDOWS WITH LIKE-FOR-LIKE WEATHERBOARD CLADDING AND SINGLE-GLAZED WINDOWS.

REPLACE EXISTING RAINWATER GUTTERS WITH BLACK PAINTED METAL GUTTERS AND REMOVE EXISTING 20TH CENTURY REAR DOOR FACING SIDE ELEVATION AND INFILL OPENING WITH WHITE-PAINTED BRICK TO MATCH EXISTING EXTERNAL WALL FINISH.

THE OLD BAKERY COTTAGE, CHURCH STREET, UCKFIELD, TN22 1BJ

Appeal Decision:

Appeal Ref: APP/C1435/D/25/3374817

WD/2025/1731/F The Old Quarry Snatts Road, Uckfield TN22 2AP

The development proposed is extension to first floor balcony.

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

8.0 TREE PRESERVATION ORDERS

TM/2025/0323/TPO

T1 & T2: REDUCE OVERALL HEIGHT BY APPROXIMATELY 3 METRES.

T1 & T2: REDUCE LATERAL BRANCHES BY APPROXIMATELY 2 METRES.

THE PROPOSED REDUCTIONS ARE INTENDED TO MAKE THE TREES MORE MANAGEABLE, IMPROVE SAFETY, AND REDUCE NUISANCE WHILE RETAINING THEIR OVERALL FORM AND AMENITY VALUE.

COUNCIL AMENITY LAND, MARKLAND WAY, UCKFIELD, TN22 2DA

TM/2025/0318/TPO

POLLARD T1 – SYCAMORE.

20 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

TM/2025/0323/TPO

Ref TM/2025/0302/TG

PROPOSED WORKS: OAK TREES

T1 & T2: REDUCE OVERALL HEIGHT BY APPROXIMATELY 3 METRES. T1 & T2:

REDUCE LATERAL BRANCHES BY APPROXIMATELY 2 METRES.

COUNCIL AMENITY LAND, MARKLAND WAY, UCKFIELD, TN22 2DA

TM/2025/0318/TPO

POLLARD T1 – SYCAMORE.

SYCAMORE 20 LASHBROOKS ROAD, UCKFIELD, TN22 2AY

TM/2025/0334/TPO

CUT BACK BRANCHES TO BOUNDARY ON 4 LIME TREES WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO ESCC 1967.

LANE TO THE REAR OF MOONRAKER LINDEN CHASE UCKFIELD, BETWEEN SAID PROPERTY AND FREEDOM LEISURE CENTRE (CARPARK)

TM/2025/0328/TPO

T1 OAK TREE IN FRONT GARDEN TO BE REDUCED BY 2 METRES BACK TO SUITABLE GROWTH POINTS LEAVING A BALANCED NATURAL SHAPE. TREE WORKS TO BE CARRIED OUT DUE TO TREE CAUSING EXCESSIVE SHADING ON PROPERTY AND TO REDUCE THE AMOUNT OF DEBRIS IN FRONT GARDEN/DRIVEWAY.

NORTHWOOD, SNATTS ROAD, UCKFIELD, TN22 2AJ

TM/2025/0330/TPO

WORKS TO TREES SPANNING 11 AND 9 THE JAYS AND COPPER BEECH NURSING HOME. WITH PERMISSION FROM ALL PARTIES.

OAK (T10) - REMOVE ALL EPICORMIC GROWTH, REDUCE CROWN BY 2-3M ALL AROUND AND BALANCE AND CROWN THIN BY 25% TO MAINTAIN OVERALL HEALTH OF THE TREE AND IMPROVE VISUAL AMENITY.

OAK GROUP G1 - REMOVE ALL EPICORMIC GROWTH, REDUCE CROWNS BY 3M ALL AROUND AND CROWN THIN BY 25% TO MAINTAIN OVERALL HEALTH OF THE TREE AND IMPROVE VISUAL AMENITY. WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 19/5, 1990.

OAK TREE A: WORKS TO 1 X OAK within TPO No. 31/1 1989 - REMOVE ALL EPICORMIC GROWTH, REDUCE CROWN BY 2-3M ALL AROUND AND BALANCE AND CROWN THIN BY 25% TO MAINTAIN OVERALL HEALTH OF THE TREE AND IMPROVE VISUAL AMENITY.

OAK TREE B: REMOVE 1 X OAK WITHIN TPO 31/1 1989 AS IT IS TOO CLOSE TO OAK TREE A, IS NOT GROWING PROPERLY AND IS HAMPERING THE HEALTHY GROWTH OF OAK TREE A.

11 THE JAYS, UCKFIELD, TN22 5YG

TM/2025/0335/TPO

TPO NUMBER 31/3 1983

DESCRIPTION OF WORKS - WHOLE CROWN REDUCTION TO OLD CUT POINTS THAT ARE 2M FROM THE TIPS OF THE NEW GROWTH ALLOWING SUFFICIENT CLEARANCE TO THE PROPERTY.

4 RIDGEWOOD CLOSE, RIDGEWOOD, UCKFIELD, TN22 5SQ

TM/2025/0337/TPO

T1 OAK ON FRONT EASTERN BOUNDARY OF PROPERTY. THE TREE IS A LAPSED POLLARD AND REQUIRES REDUCTION TO PREVIOUS POLLARD POINTS WHICH IS APPROX 2.5-2.8M IN HEIGHT FROM THE TOP OF THE CROWN. THE WORK IS REQUIRED TO REDUCE THE RISK OF BRANCH OR STEM FAILURE.

27 SELBY RISE, UCKFIELD, EAST SUSSEX, TN22 5ED

TM/2025/0339/TPO

FELL G1 - 6 LIME TREES, SHAPE AND REDUCE CROWN OF T4 - YEW TREE BY 30% AND SHAPE AND REDUCE CROWN OF T5 - YEW TREE BY 30%. TREES WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 49/2, 1988.

4 THE GLADE, UCKFIELD, TN22 1EF

TM/2025/0335/TPO

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4 THE GLADE, UCKFIELD, TN22 1EF

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 25 November 2025.

**WD/2025/2432/F SUITE D, PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, TN22 5AR
CHANGE OF USE OF OFFICE UNIT TO FORM ONE 2-BED DWELLING, INCLUDING
REPLACEMENT EXTERNAL DOORS WITHIN REAR (SOUTH) ELEVATION AND PROVISION
OF EXTERNAL RAILINGS TO FORM PATIO GARDEN.**

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/2025/2432/F SUITE D, PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, TN22 5AR
CHANGE OF USE OF OFFICE UNIT TO FORM ONE 2-BED DWELLING, INCLUDING
REPLACEMENT EXTERNAL DOORS WITHIN REAR (SOUTH) ELEVATION AND PROVISION
OF EXTERNAL RAILINGS TO FORM PATIO GARDEN.**

Members felt that their previous response submitted under application number WD/2024/1798/F, would still stand which was as follows:

Members felt that there were no planning reasons to object to the application, although they were opposed to the loss of commercial floor space.

P34.09.24 It was subsequently RESOLVED to support the application on the following grounds:

- *There were many existing precedents along Framfield Road;*
- *There would be no alteration to the street scene;*
- *There would be no detrimental impact to adjoining neighbours;*
- *The site benefitted from parking spaces.*

Members were however concerned that should this be approved, it would set a precedent for others to follow suit, which would result in the further loss of commercial rent space.

Additionally, however there was one query regarding the allocation of parking. At present this unit had 3 parking spaces, with only 1 space for this conversion, and 2 being re-allocated for visitors use. Members would like to see this altered to -2 allocated to this two- bed flat, and just one allocated for visitor parking.

The Chair also wished to make the following comment: -

When the original application for this building was approved under WD/2009/1294/F it provided a good mix of residential and office space which ensured that the Framfield Road historical ethos of employment alongside residential use was maintained.

Slowly over time, employment areas within Framfield Road had diminished, which had taken away its historical operation and indeed Uckfield as a whole. Historically we have seen Hops grown along this road which links to the Oast at Bird in Eye farm, the links to clay and tile/brick making and the Eastbourne/New Road area.

We are currently seeing a planning appeal for the Absolom and Durrant business at 4 Framfield Road to ensure its growth and the conversion of the upper floor to business use. The Chair questioned how could one application to increase business be taken to an inquiry, yet the loss of this business space to residential not balance out, or indeed raise more questions.

As a Town we now have the Bird in Eye South site approved for housing and the Bird in Eye North site is coming forward, yet we are losing more and more businesses along this road to provide employment. Indeed, we are seeing the loss of employment space in the high street to housing, which has a detrimental effect on how this town works going forward (traffic impacts included).

Albeit this application refers to a small provision, it has been included within the above applications as a source of employment.

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis