



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 16 February 2026 at 7.00pm

Cllr. J. Love (Chair)
Cllr. K. Bedwell
Cllr. P. Selby

Cllr. C. Macve
Cllr. K. Butler

Cllr. S. Mayhew

IN ATTENDANCE:

Linda Lewis – Administrative Officer
Minutes taken by Linda Lewis

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 were received from Cllr. D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 26 January 2026

P93.02.26 It was **RESOLVED** that the minutes of the Plans Committee of the 26 January 2026, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Regarding UK Power Networks – the clerk reported that no further response had been received from UK Power Networks, despite two emails prompting a reply. It was agreed that there would be no further action and this item should be removed from the Action List. Members noted the remaining items on the Action List.

A member requested that EDF Energy be contacted regarding their plans, as they were building a second sub-station on the same site.

5.0 PLANNING APPLICATIONS

WD/2025/2413/LB CRANWELL WEALTH SOLUTIONS LTD, THE GRANARY, 21 CHURCH STREET, UCKFIELD, TN22 1BJ

Repainting of existing fascia board, installation of a non-structural internal stud wall, replacement of internal wall light fittings and like-for-like replacement of front door threshold.

P94.02.26 It was **RESOLVED** to support the application subject to the works being in accordance with the Conservation Officer. Members were pleased to see another business in Uckfield investing in their premises and it was felt the works would not degrade the listed building.

WD/2026/0154/F 7 SELBY RISE, UCKFIELD, TN22 5ED

Erection of front porch with shower room and conversion of existing conservatory to insulated room.

P95.02.26 It was **RESOLVED** to support the application on the following grounds:

- A precedent existed as there were many properties in the area that had various and similar alterations;
- There would be no detrimental impact on the adjoining property;

- The porch would not be detrimental to the street scene.

WD/2026/0211/F AND WD/2026/0210/LB 103A HIGH STREET, UCKFIELD, TN22 1RN

Secondary glazing to be fitted internally behind the existing windows. Aluminium in white finish.

P96.02.26 It was **RESOLVED** to support the application, subject to it meeting the standards of the Heritage Officer.

WD/2026/0168/F 10 THE JAYS, UCKFIELD, TN22 5YG

Conversion and rear extension to detached garage to create annexe (overspill accommodation for family and friends) with covered way between the annexe and house, work to include enlargement of patio and steps.

P97.02.26 It was **RESOLVED** to object to the application on the grounds that it constituted an overdevelopment of the site.

Members further requested that, should Wealden District Council grant approval, a 'Condition' be imposed prohibiting the extension from being sold as an independent dwelling in the future. In addition and to reinforce this restriction, all utility services should be required to remain connected to, and supplied from, the main house.

WD/2026/0145/F UNIT 26, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

Internal and external alterations including new main entrance (improved disabled access), additional fire exits, additional windows, external building material changes, new and updated car parking layout (additional disabled parking) with hard landscaping.

P98.02.26 Members **RESOLVED** to support the application and were pleased to see the church was flourishing within the community. They were pleased to see the improved disabled access and the updated car parking layout.

6.0 DECISION NOTICES

Approved:

WD/2025/2670/F

PROPOSED OUTBUILDING/ SELF CONTAINED ANNEXE
FINWOOD, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SJ

WD/2025/2703/F

PROPOSED SINGLE STOREY FRONT EXTENSION TO UNIT 3.
UNITS 3 & 4, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

WD/2025/2776/F

SINGLE STOREY REAR EXTENSION
77 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

D/2025/2662/F

ERECTION OF SIDE EXTENSION, NEW REAR DOOR, RAISED ACCESS DECK/STEPS.
AUBADE, 1 HIGHLANDS AVENUE, RIDGEWOOD, UCKFIELD, TN22 5TD

WD/2025/2688/F

PROVISION OF NEW GROUND FLOOR WINDOWS (4 NO.) AND ROOFLIGHTS (2 NO.)
TO EXISTING COMMERCIAL UNIT
33 HIGH STREET, UCKFIELD, TN22 1AG

Members noted the decision notices.

7.0 TREE PRESERVATION ORDERS

G1 - OAK X 4

RE-POLLARD THE OAKS BACK TO THE PREVIOUS POINTS.

REDUCE THE TIMBER FRAMEWORK OVERHANGING THE GARDEN BY 1 METRE ON THE SOUTHERN MOST TREE.

REDUCE THE TIMBER FRAMEWORK OVERHANGING THE NEIGHBOURING GARDEN BY 1 TO 1.5 METRES.

LEAVE THE INNER, UPPER GROWTH TO ASSIST WITH RECOVERY.
60 PIPERS FIELD, RIDGEWOOD, UCKFIELD, TN22 5YH

Members noted the Tree Preservation Order.

8.0 'FOCUSED' DRAFT WEALDEN LOCAL PLAN (REGULATION 18) CONSULTATION

To consider how the committee should respond to the consultation.

A member explained the Local Plans would give the Secretary of State the design code for the area until 2042. Members stated the importance of a Local Plan being in place before the new Mayoralty came into being, as the Mayoralty will be in charge of strategic planning.

By supplying a full response Uckfield Town Council needed to ensure that the plan worked for the town and looked after the best interests of Uckfield going forward.

A member proposed that an extraordinary meeting of the Plans Committee be scheduled in order that a full response to the Consultation could be collated.

P99.02.26 This was in accordance with members and subsequently it was **RESOLVED** to set the following date for an extraordinary meeting of the Plans Committee on Monday 23 February 2026 at 6.30pm.

9.0 LAND AT MOCKBEGGARS FARM - DESIGN PROPOSED FOR THE DEVELOPER LED S278 HIGHWAYS WORKS

To consider how the committee wished to comment on the design proposals.

Members reviewed the design proposals for highway works associated with the proposed residential development (for 60 dwellings) on the east side of London Road, granted planning consent won under appeal (APP/C1435/W/23/3330872 & WD/2022/0648/MAO) in March 2024.

Members discussed a number of queries on the proposed design which included a new site access; pedestrian refuge crossing place; footway widening (from the site access southwards to Snatts Road); Snatts Road/London Road junction realignment; upgraded bus stops and shelters; extension of 30mph speed limit on London Road and introduction of 40mph speed on London Road to 'Budletts Roundabout'.

P100.02.26 It was **RESOLVED** to respond to the Implementation Team of ES Highways with the following comments and queries:

- Had the flooding on Snatts Road been addressed with the new layout?
- Does the Section 278 Highways Works consider the surface of London Road regarding noise reduction, as currently it was very noisy;
- Noted that although the drawings showed signage, linings and alteration, there was nothing showing regarding drainage?
- On the corner of Snatts Road where the pavements were to be extended, will there be dropped kerbs and tactile paving?
- On the new crossing by the entrance to the estate there should be dropped kerbs and tactile paving?
- The redesigning to Coopers Green Road also needed to be dropped kerbs and tactile paving;
- Had Buxted Parish Council been consulted on this as well as Uckfield Town Council?
- Members were pleased to see that the 30mph limit had been extended to Ringles Cross Cottages and then the 40mph limit to the Budletts roundabout. However, members were still concerned that inevitably this will be driven at speeds in excess of those set and would propose traffic calming measures.

The meeting closed at 7.53pm.