

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 9 March 2026 at 7.00pm

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

Cllr. C. Macve
Cllr. K. Butler

Cllr. S. Mayhew
Cllr. D. Bennett

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

None.

4.0 MINUTES

4.1 Minutes of the meeting held on 23 February 2026

P103.03.26 It was **RESOLVED** that the minutes of the Plans Committee of the 23 February 2026, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted the Action List and all items were to remain at this time.

5.0 PLANNING APPLICATIONS

WD/2026/0258/F 12 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

New single storey extension to the side of existing house to create self-contained annexe, Removal of flat roof to existing extension and replacement with new pitched roof to match new extension roof. New disabled ramp to front garden. Extension of existing car parking space to accommodate an additional car.

It was noted that the extension was on the elevation away from the woodland.

P104.03.26 It was **RESOLVED** to support the application on the following grounds:

- The annexe was contained within the property;
- The extension would not distract from the street scene;
- The works were in keeping with other properties in the surrounding area.

WD/2026/0350/F 142 HIGH STREET, UCKFIELD, TN22 1QR

Erection of a two-storey infill rear extension, alteration to fenestration, internal alterations and associated works.

It was noted that although this was not a listed building it was within the Uckfield Conservation Area.

P105.03.26 It was **RESOLVED** to support the application on the following grounds, and subject to it meeting the approval of the Conservation Officer:

- The proposed works to the rear of the property would have no effect on the street scene; Members would request that a caveat be placed on any approval that this extension was to remain purely for a commercial property.

WD/2026/0030/F SHOP, 58 FRAMFIELD ROAD, UCKFIELD, TN22 5AR

Conversion of existing butchers shop and storage to domestic garage with storage with associated external alterations, and change of use of land to residential.

Members acknowledged that on a positive note it would remove a parking space off of the road. However, there were concerns that there may have been a lack of effort to find a business to take on the premises. Another member queried if the building would be a viable size for a business. There were also concerns that in the future the garage would be altered to residential use.

P106.03.26 It was **RESOLVED** to abstain from a decision on this application as there was not a majority in favour of the application.

Four members felt that they could not support another loss of a business premises on Framfield Road and therefore abstained from voting on the resolution, and two members supported the application.

WD/2026/0414/F 29 BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

Change of use from B2/B8 general industrial/warehousing to mixed general industrial (Class B2) with MOT garage (sui generis)

P107.03.26 It was **RESOLVED** to support the application on the following grounds:

- The change of use did not detrimentally affect the site or the street scene;
- It would be in keeping with the area.

6.0 DECISION NOTICES

Approved:

WD/2025/2677/LB

REPAIR CRACKS IN EXTERNAL WALLS AND ADD STRENGTHENING IN ATTIC ROOF. THE OLD CHAPEL, LONDON ROAD, UCKFIELD, TN22 1HX

WD/2025/2871/FA

VARIATION OF CONDITION 2 OF WD/2024/0298/F (2.6 METRE HIGH SECURITY FENCE AND GATES). CHANGE FENCE LAYOUT FOR REASONS OF PRACTICALITY AND COMPLIANCE

FASTENER HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QW

WD/2026/0005/F

REMOVAL OF THE GLAZED CONSERVATORY STRUCTURE, EXTEND THE CONSERVATORY AND RAISE IN BRICKWORK TO MATCH WITH A NEW TILED ROOF. 1 FRAMFIELD GATE, FRAMFIELD ROAD, UCKFIELD, TN22 5FR

WD/2025/2432/F

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.

SUITE D, PORTLAND HOUSE, 60-64 FRAMFIELD ROAD, UCKFIELD, TN22 5AR

It was noted that WD/2025/2432/F for change of use at 60-64 Framfield Road was next to the Shop, 58 Framfield Road, application WD/2026/0030/F, which members had discussed earlier in the meeting.

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

WD/2026/0253/A UCKFIELD CIVIC CENTRE, THE HUB, CIVIC APPROACH, TN22 1AL
BUILDING IDENTIFICATION SIGN

Uckfield Town Council object to the application on the following grounds:

The sign itself was too large and overbearing on the building;

The signage was misleading and conflates the influence of the Baptist Church as the building is owned by Uckfield Town Council.

Members would propose a smaller sign that has The Source Community Hub as the main wording, and to also include the Uckfield Town Council logo, perhaps bottom left, with the Foodbank logo bottom right.

The Town Council own the building leased to the Baptist Church and therefore The Town Council declared this interest.

WD/2026/0254/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, TN22 5SP

CHILDREN'S PLAY EQUIPMENT COMPRISING CLIMBING FRAME AND SWING

Uckfield Town Council were unable to comment on the application as committee members (bar two) declared a personal interest in the application due to being personally acquainted with the applicant.

Members noted the report.

8.0 TREE PRESERVATION ORDERS

TM/2026/0027/TPO

WORKS TO 1 X OAK (T10) AND GROUP (G1) TO REMOVE ALL EPICORMIC GROWTH, REDUCE CROWNS BY 2-3M AND CROWN THIN BY 25%. TREES WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 19/5, 1990
11 THE JAYS, UCKFIELD, TN22 5YG

TM/2026/0014/TPO

FELL ASH TREE WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 95, 1990
13 NEVILL GREEN, UCKFIELD, TN22 1PA

TM/2026/0038/TCA

REDUCE HEIGHT TO 2M OF ONE SYCAMORE TREE SUBJECT TO REGULATIONS, DESIGNATED UCKFIELD CONSERVATION AREA (OCTOBER 1968/JUNE 1998/MARCH 2017).

DELGANY, BELMONT ROAD, UCKFIELD, TN22 1BP

The clerk was asked to respond to the Tree Officer of Wealden District Council as follows regarding TM/2026/0038/TCA.

Members queried if this should have said to reduce height 'by' 2m.

Members objected to a reduction of the Sycamore tree to 2m, which would substantially alter the character of the Conservation Area and would be too much of a reduction for the survival of the tree.

Members noted the other Tree Preservation Orders.

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

To consider how the committee should respond to the consultation- 2nd draft.

A draft of the responses had been previously circulated to the committee for any further comments or inclusions, however none were forthcoming. The Chair informed members that the Environment and Leisure Committee had given input which she would collate into the final response.

Regarding the nominated sites, a number of members of the committee arranged to meet to walk the sites and gather information on how they wished to comment on these.

The deadline to be met for the response to the consultation was the 20 March 2026.

A member also expressed disappointment that no members of the public had attended this meeting or the meeting of the 23 February 2026 when this item had also been on the agenda, and that at the public in person exhibition on the 14 February had only attracted approximately 63 people.

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

To consider any further comments to answers supplied on the design proposal.
Members agreed that they were happy with the responses supplied by the Implementation Team of East Sussex Highways.

The meeting closed at 7.52pm.