



## UCKFIELD TOWN COUNCIL

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**Town Clerk – Holly Goring**

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A meeting of the **PLANS COMMITTEE** to be held on  
**Monday 9 March 2026 at 7.00pm**  
**Council Chamber, Civic Centre, Uckfield**

Please note, Uckfield Town Council is not the local planning authority.  
We are a statutory consultee on all Uckfield based planning applications.

### **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](mailto:admin@uckfieldtc.gov.uk)

#### **3.0 APOLOGIES**

#### **4.0 MINUTES**

4.1 Minutes of the meeting held on 23 February 2026.

4.2 Action List - attached

#### **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**

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

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

#### **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.

Town Clerk,  
3 March 2026

## 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.

### **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.

### **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.

### **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)

## 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

## 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

**Meeting of the Planning Committee**  
**Monday 9 March 2026**

**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 17 February 2026.

**WD/2026/0253/A UCKFIELD CIVIC CENTRE, THE HUB, CIVIC APPROACH, TN22 1AL**  
Building identification sign.

**WD/2026/0254/F HIGHLANDS INN, EASTBOURNE ROAD, RIDGEWOOD, TN22 5SP**  
Children's play equipment comprising climbing frame and swing.

**4.0 Declaration of Interests**

4.1 Members declared that the Town Council owned The Hub building ref application WD/2026/0253/A  
Members declared a personal interest in WD/2026/0254/F and were unable to comment on the application.

**5.0 Comments**

5.1 The following comments were emailed to Wealden DC Planning, before the deadline.  
**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.

**6.0 Recommendations**

6.1 It is recommended that members note the report.  
Contact Officer: Linda Lewis

## Meeting of the Plans Committee

Monday 9 March 2026

### Agenda item 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.

#### 1.0 Background

On 16 February 2026, 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.

They had 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'.

These queries were put to the Implementation Team of East Sussex Highways.

#### 2.0 To consider responses received

The following responses were received from the Implementation Team of East Sussex Highways on the 18 February as below in blue.

- Had the flooding on Snatts Road been addressed with the new layout?

The proposed junction layout incorporates additional gullies. Post construction, we will monitor the new junction for any subsequent flooding and take remedial action, as necessary.

- Does the Section 278 Highways Works consider the surface of London Road regarding noise reduction, as currently it was very noisy;

The proposed resurfacing will use a product call 'Tuffpave' and which has very good durability and is known for reduced noise.

- Noted that although the drawings showed signage, linings and alteration, there was nothing showing regarding drainage?

I do not usually circulate the drainage drawings as these do not always show the entirety of the s278 highway works.

- On the corner of Snatts Road where the pavements were to be extended, will there be dropped kerbs and tactile paving?

Confirmed, dropped kerb and tactile paving to be provided

- On the new crossing by the entrance to the estate there should be dropped kerbs and tactile paving?

Confirmed, dropped kerb and tactile paving to be provided

- The redesigning to Coopers Green Road also needed to be dropped kerbs and tactile paving;

The s278 highway scheme associated with the site at Coopers Green provides for this (attached plan refers).

- Had Buxted Parish Council been consulted on this as well as Uckfield Town Council?

Confirmed.

- 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.

Noted.

### **3.0 Recommendation:**

Members to advise the clerk if the answers received met their satisfaction.