

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 20 April 2026 at 7.00pm

Cllr. C. Macve
Cllr. K. Bedwell

Cllr. D. Bennett
Cllr. K. Butler

Cllr. S. Mayhew
Cllr. P. Selby

IN ATTENDANCE:

2 members of the public
Holly Goring – Town Clerk
Minutes taken by Holly Goring

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.

Councillor K. Bedwell declared a personal interest in agenda item 5.0, planning application WD/2026/0253/A, to which the Clerk advised that she could speak on the matter, but not vote.

Councillor S. Mayhew declared a personal interest in agenda item 5.0, planning application WD/2026/0496/FA as he was a member of the centre. He could also participate in discussions but not vote.

Councillor C. Macve declared a prejudicial interest in agenda item 5.0, planning application WD/2026/0496/FA as he was Chair of the Centre. The Clerk advised that Councillor Macve should leave the room for this item.

2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

P112.04.26 It was **RESOLVED** to suspend standing orders to enable members of the public to speak.

Two representatives of the Uckfield Baptist Church attended the meeting to speak on agenda item 5.0, planning application WD/2026/0253/A.

They explained that they had reviewed the previous comments of the Town Council in response to their planning application, and wished to clarify a few matters. The Church wished to improve the signage on the building, as a number of customers were struggling to find their building – either for Church activities or as the Uckfield Food Bank. At present there was no signage to advise that the building was named the Source. They had reviewed a number of premises in the High Street and similar premises elsewhere in the town, and noted that there was no reference to the landlord, so felt the logos of the Church and Food Bank would be sufficient.

They also took on board comments in relation to the size of the signage, and presented an alternative design to committee members, which was both smaller, and had the addition of the Town Council logo.

P113.04.26 It was **RESOLVED** to reinstate standing orders.

3.0 APOLOGIES

Apologies were received from the Chair, Councillor J. Love.

4.0 MINUTES

4.1 Minutes of the meeting held on 30 March 2026

P114.04.26 It was **RESOLVED** that the minutes of the Plans Committee of the 30 March 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/2026/0253/A UCKFIELD CIVIC CENTRE, THE HUB, CIVIC APPROACH, TN22 1AL

Building identification sign.

Members noted that as the landlord they wouldn't typically have responded to applications of this nature, but as the Town Council utilised the car park adjacent to the building and the first design was considered too large and out of keeping, that a follow up conversation was required.

P115.04.26 With four votes in favour, it was **RESOLVED** to support the revised design presented to committee members at the meeting.

WD/2026/0649/F 3 BIRCH PATH, UCKFIELD, TN22 1UD

Rear dormer

Members reviewed the plans in detail, as well as the street scene in the meeting via Google Maps. There were mixed views, with those concerned, worried that the dormer would overlook properties sat at a lower level behind, the property 3 Birch Path. It was noted however that the rear dormer was a bedroom, and therefore not a living space used frequently throughout the day.

P116.04.26 With four votes in favour, it was **RESOLVED** to support the application.

WD/2026/0496/FA LUXFORD DAY CENTRE, LIBRARY WAY, UCKFIELD, TN22 1AR

Variation of condition 3 of WD/2025/0957/F (single storey addition) to enable the introduction of two windows in the south-facing wall to provide additional natural light.

P117.04.26 Members **RESOLVED** to support the application.

WD/2026/0524/F 41 OLIVES MEADOW, UCKFIELD, TN22 1QY

Proposed single storey garage conversion with room over, single storey front and rear extensions.

Members noted that a precedent had already been set in this road, with a number of properties undertaking similar adaptations.

P118.04.26 Members **RESOLVED** to support the application.

6.0 DECISION NOTICES

Approved:

WD/2026/0168/F

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.

10 THE JAYS, UCKFIELD, TN22 5YG

WD/2026/0350/F

ERECTION OF A TWO-STOREY INFILL REAR EXTENSION, ALTERATION TO FENESTRATION, INTERNAL ALTERATIONS AND ASSOCIATED WORKS.

142 HIGH STREET, UCKFIELD, TN22 1QR

No objection:

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

Councillor D. Bennett expressed his frustration at the recommendation of the 2m reduction of the sycamore, which could damage the tree, and felt that if this affected the health of the tree, full removal would have been more sensible.

Members subsequently noted the Decision Notices.

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

WD/2026/0616/F 9 Harcourt Close

Single storey rear extension:-

Uckfield Town Council support the application on the following grounds:-

- (i) The rear extension would have no adverse effect to neighbouring properties and;*
- (ii) A precedent existed as several properties on Harcourt Close had been extended;*
- (iii) Would have no effect to the street scene.*

WD/2026/0522/F Acorns, 37 Forge Rise

Partial garage conversion into habitable space, ground floor rear/side extension, first floor rear windows alteration: -

Uckfield Town Council support the application as a precedent existed for similar additions in Forge Rise.

WD/2026/0481/PIP CRESS FARM, 20 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Demolition of the existing building on site and the erection of a minimum of 6 and a maximum of 6 dwellinghouses.

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) Order 2017 (as amended).

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) Order 2017 (as amended)

Uckfield Town Council note this application was for 'Permission in Principle', that it was on a 'Brown Field Site' and that it was in the middle of a new development.

*However, at this time members would **object** as the following concerns were raised, to which members requested feedback and the opportunity to respond further at later date.*

- *Concerns regarding the close proximity of one house on Ridgewood Place vs the house at the bottom of the garden;*
- *Concerns regarding access. A more detailed plan was needed at this stage due to the impacts and issues which already existed on Lewes Road. Members requested traffic movement data and data on how the development would impact the existing and new sites off of the Lewes Road;*
- *Concerns that a new house built next to the current drive way, and on the development of 12 dwellings (that was recently approved), is in too close a proximity to the driveway. This could result in having a detrimental impact on the resident due to impact of noise, soil movements and passing construction vehicles;*
- *Members were agreeable to having six dwellings on the plot, however would have liked them to be smaller units of 2 and 3 beds dwellings. This would reduce the impact of the site looking and feeling overdeveloped.*

Members noted the submissions sent in.

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

Members noted the response compiled on behalf of the Town Council and thanked those involved. A copy of the response was available to view on the Town Council website via the 'Have your say' webpage.

The meeting closed at 7.31pm.