



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 1 June 2026 at 7.00pm

Cllr. J. Love (Chair)
Cllr. K. Butler

Cllr. K. Bedwell
Cllr. P. Selby

Cllr. D. Bennett

IN ATTENDANCE:

2 members of the public

Cllr. B. Reed

East Sussex County Cllr. Peter Griffiths

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

P03.06.26 It was **RESOLVED** to suspend Standing Orders to enable a member of the public to speak regarding their objection to item no.6.0 WD/2025/2368/MAJ FORMER RIDGEWOOD MANOR CARE HOME, LEWES ROAD, UCKFIELD, TN22 5SH.

The resident had prior to the meeting supplied members with a copy of her submission to Wealden District Council in objection to the application. She spoke to emphasize the following concerns and to draw these points to the attention of the committee: -

Unsuitable access road — The road was originally built for around 20 vehicle movements a day, but would now face approximately 315 movements, operating 24/7. She stated it was not designed for this intensity or for large service vehicles.

No space to widen the road — The access could not be widened to create a shared surface, and particularly at the pinch point was totally inappropriate for refuse and service vehicles.

Protected hedgerow at risk — Widening would damage a hedgerow protected in previous applications. Excavation would likely disturb tree roots and could require a retaining wall to prevent subsidence affecting properties in Sand Ridge.

Impact on nearby bungalows — The bungalows sat lower than the road and were only 1m from it. Heavy construction traffic could cause vibration and structural damage. Residents would also be exposed to increased emissions, light and noise due to the proximity of their bathroom and bedroom windows to the road.

Noise assessment concerns — She questioned why the noise assessment was carried out from the care home rather than from the access road itself.

Visibility issues — From the passing point, there was no visibility in either direction. Visibility was also poor when turning into or out of Lewes Road.

Misidentified verge — The plans suggest vehicles could use a verge for passing, but she clarified this was actually her garden, which she must maintain. Passing traffic made this hazardous.

Safety concerns — She emphasised risks at the Lewes Road junction for both entering and exiting traffic.

P04.06.26 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies for absence were received from Cllr. C. Macve.

4.0 MINUTES

4.1 Minutes of the meeting held on 11 May 2026

P05.06.26 It was **RESOLVED** that the minutes of the Plans Committee of the 11 May 2026, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted the action list.

5.0 PLANNING APPLICATIONS

WD/2026/0730/F 49 KELD AVENUE, UCKFIELD, TN22 5BW

Loft conversion with rear dormer and 3 no. Velux windows on the front roof slope.

P06.06.26 It was **RESOLVED** to support the application on the following grounds: -

- The extension would not extend above the existing roof line;
- It would be in keeping with other properties in the area as there was a precedent for similar works;
- There was no obvious sign of bat habitat.

WD/2026/0930/F 7 WOODPECKER WAY, UCKFIELD, TN22 5NE

Single storey rear extension.

P07.06.26 It was **RESOLVED** to support the application on the following grounds:

- It would be in keeping with the area as a precedent existed for similar extensions;
- There would be no change to the street scene;
- The materials being used would match the existing.

WD/2026/0691/F LAND TO REAR OF 52 TOWER RIDE, UCKFIELD, TN22 1SE

Proposed attached single garage.

P08.06.26 It was **RESOLVED** to support the application as it would be in keeping with similar properties in the vicinity.

WD/2026/0842/F AND WD/2026/0841/LB 93 HIGH STREET, UCKFIELD, TN22 1RJ

Proposed creation of kitchen and servery in existing store outbuilding.

It was noted that this application involved no structural changes. The outdoor space would still be a veranda type setting which was attractive.

P09.06.26 It was **RESOLVED** to whole heartedly support the application, subject to it meeting the approval of the Conservation Officer. The application would be in accordance with helping a business in the town thrive.

WD/2026/0954/F 22 ALEXANDRA ROAD, UCKFIELD, TN22 5BB

Proposed side ground and first floor extension.

P10.06.26 It was **RESOLVED** to object to the application on the following grounds: -

- The mass of the extension would impinge on the street scene and would be detrimental to it;
- The extension extended from the building line which would create a pinch point on the road;
- The extension would be out of keeping with the street scene;
- Would be an over development of the site;
- Would be out of character with the existing property;
- Would cause detrimental impact to neighbours;

- and would set a precedent for future similar works on the road.
- Concerns regarding construction vehicle movements and access.

WD/2026/0918/A 128 HIGH STREET, UCKFIELD, TN22 1QR

Part Retrospective application for projecting halo-illuminated sign on front elevation, secondary wall-mounted wayfinding sign on side elevation within Olives Yard, with discreet led trough illumination, painted directional lettering on corner pilaster (non-illuminated) and awning valance lettering (non-illuminated).

It was noted that as this was within the Conservation Area, consideration had to be given to the appearance.

P11.06.26 It was **RESOLVED** to support the application as members believed that a precedent had been set with other shops in the close vicinity having an awning and having halo-illuminated signage. Members would ask that the existing street name plate, which can be seen in the previous image, is placed above the proposed sign to ensure people were aware that this was Olives Yard.

6.0 WD/2025/2368/MAJ FORMER RIDGEWOOD MANOR CARE HOME, LEWES ROAD, UCKFIELD, TN22 5SH – to consider further comments.

Members noted the content of the report previously circulated and it was clarified that the purpose of this item was in order to further respond to East Sussex Highways. Members were frustrated that East Sussex Highways had not agreed to a meeting. Furthermore, members felt that their response was unsatisfactory and disappointing, and noted that nothing had changed.

P12.06.26 Following further discussion, it was **RESOLVED** that the Chair write a response to East Sussex Highways, including both Highways Officers and the Planning Officer. The response was to include the following points which, should this application be taken to an enquiry, would equip the Town Council of a verbal response. The response would take into account valuable local knowledge of members and concerns for safety:-

- Transport issues were being compared to the fact that it was an unused brownfield site. The Old Manor House used to be accessed along that driveway. This will have altered as there has not been access to that brownfield site as an ongoing business since 2012. This information was relevant to East Sussex Highways.
- The proposed access arrangements remained a concern as it was felt that access was unsafe and that the junction was not safe for the volume of traffic.
- Members were concerned regarding the caveat relating to private land ownership and the layout of the parking and highways having no control over this matter.
- The proposed road widening had the potential to adversely affect the existing hedgerow, root protection areas, soil stability, and the structural integrity of land and buildings located above and below the site.
- The widening of the road was likely to have an increased impact on the four existing bungalows through higher levels of noise, vibration and vehicle movements associated with the development.
- Local knowledge and previous highway issues along Lewes Road had suggested that additional safety and mitigation measures should be incorporated from the outset. The Town Council considered it preferable to address potential risks proactively rather than relying on remedial measures should problems arise in the future.
- Concerns for the close proximity of the existing bungalows, being only 1m.
- Concern that the construction of the existing road at the moment would not cope with everything that will go over it should this application be approved.

- The fact that the bus stop had been asked to be moved 30m and the impact that would have on its existing users and developments associated with the bus stop in its existing position.
- A document to show traffic movements at an existing unit that had a similar capacity had not materialized, although it was questioned whether that would be a site comparable to the paucity of local public transport in the area.
- Concerns with the ability of pedestrians to cross the road to get the Highlands Inn or further down Lewes Road, and the crossing to New Town. To query if there was to be a pedestrian crossing?

7.0 DECISION NOTICES

Approved:

WD/2026/0253/A

BUILDING IDENTIFICATION SIGN

UCKFIELD CIVIC CENTRE, THE HUB, CIVIC APPROACH, UCKFIELD, TN22 1AL

WD/2026/0496/FA

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.

LUXFORD DAY CENTRE, LIBRARY WAY, UCKFIELD, TN22 1AR

WD/2026/0522/F

PARTIAL GARAGE CONVERSION INTO HABITABLE SPACE, GROUND FLOOR REAR/SIDE EXTENSION, FIRST FLOOR REAR WINDOWS ALTERATION

ACORNS, 37 FORGE RISE, UCKFIELD, TN22 5BU

WD/2026/0524/F

PROPOSED SINGLE STOREY GARAGE CONVERSION WITH ROOM OVER, SINGLE STOREY FRONT AND REAR EXTENSIONS.

41 OLIVES MEADOW, UCKFIELD, TN22 1QY

WD/2025/1902/MAJ

ERECTION OF 100 RESIDENTIAL DWELLINGS INCLUDING ACCESS FROM THE A22 UCKFIELD BYPASS, PARKING, LANDSCAPING, OPEN SPACE, EARTHWORKS AND ASSOCIATED INFRASTRUCTURE.

LAND ADJACENT TO SEGHERS PLACE, UCKFIELD TN22 5BU

WD/2026/0649/F

REAR DORMER

3 BIRCH PATH, UCKFIELD, TN22 1UD

Members noted the decision notices that had been approved.

Refused:

WD/2026/0481/PIP

DEMOLITION OF THE EXISTING BUILDING ON SITE AND THE ERECTION OF A MINIMUM OF 6 AND A MAXIMUM OF 6 DWELLINGHOUSES

CRESS FARM, 20 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Members expressed their view that the refusal decision was unreasonable, cruel and ridiculous.

Cress Farm, which once stood in isolation overlooking open fields, was now entirely enclosed by a development of 250 houses built up to its boundary. These new properties

directly overlooked the gardens and even the principal living spaces of the Cress Farm residents.

As a result of the significant impact caused by this surrounding development, the original residents submitted an application in order to relocate. Despite this, their application was refused on the grounds of overdevelopment and potential impact on properties in Red Clover Road. Notably, all objections were submitted by residents of the surrounding houses built after. This position was inconsistent with the active promotion of thousands of homes to the west of the bypass.

Members agreed that these concerns should be formally recorded in the minutes and that the comments should be communicated to Wealden Planning.

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

WD/2026/0801/F 6 NEVILL ROAD, UCKFIELD, TN22 1PG

First floor side extension and internal alterations.

Uckfield Town Council support the application as there would be no impact to any other property and similar double storey extensions existed on the road.

Members noted the report.

The meeting closed at 8.03pm.