



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 11 May 2026 at 7.00pm

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

Cllr. C. Macve (Vice Chair) Cllr. S. Mayhew
Cllr. K. Butler

Cllr P Selby arrived 10 minutes late, as per advance notice to the Clerk.

IN ATTENDANCE:

4 members of the public
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

P119.05.26 It was **RESOLVED** to suspend standing orders to enable a member of the public to speak regarding his objection to WD/2025/2368/MAJ Former Ridgewood Manor Care Home, Lewes Road, Uckfield, TN22 5SH

The resident of New Barn Lane was to send his second letter of objection to Wealden District Council the following day.

He argued that the developer had made only minimal changes to the proposal and that the impact on the enjoyment of his property would in fact be worse than before. He explained that he would now face 65 windows overlooking his home, along with 12 parking spaces positioned just 5m away and level with his rear windows.

He added that the building was now four feet higher than the previous design, further reducing the natural light reaching his property. In his view, this represented overdevelopment of the site and would have a detrimental effect on the surrounding properties.

He felt the noise assessment was inadequate, as it failed to consider the cumulative impact of traffic, vehicle movements, the substation, and other sources. He also raised concerns that any failure of the pumping station could result in flooding of his home.

He noted that the development had been moved closer to Boothland Wood, an ancient woodland, and believed the scheme would negatively affect the wider neighbourhood, particularly given the ongoing issues with the access road.

He concluded that the development needed to be scaled back, and emphasised that none of the objections previously raised had been addressed.

P120.05.26 It was **RESOLVED** to reinstate standing orders.

3.0 APOLOGIES

Apologies for absence were received from Cllr. D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 20 April 2026

P121.05.26 It was **RESOLVED** that the minutes of the Plans Committee of the 20 April 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 it was agreed to remove the following item:
National Grid.

WD/2026/0676/FR CAR PARK, BELL WALK, UCKFIELD, TN22 5DQ

Retrospective application for placement of a fully off-grid solar panel pod across two car parking bays for the purchasing of used vehicles.

Members expressed concerns regarding the unsuitability of the proposed location, noting that the unit would be out of character with its surroundings. Issues were also raised about flood risk, inadequate provision for staff hygiene, the absence of sewerage and water supply, and the loss of parking spaces. One member recalled being informed that parking in the town was already at a premium when previous suggestions had been made to provide public toilets in the town centre

P122.05.26 It was **RESOLVED** to object to the application on the following grounds:-

- The proposal was out of character in the vicinity and members were against the urbanisation of this area;
- Concerns that this pod would not only take up two parking spaces, but additional parking spaces would be taken by those using the service. This would be detrimental to the parking situation in the Town, which was already often at capacity;
- Due to the location, there were significant concerns that, in the event of a flood comparable to that of 2000, the pod could be carried away;
- Concerns were raised that the pod offered no sewerage, drainage or water supply for the staff onsite. It was known that there were no available connections to these services at this location;

WD/2025/1415/F 78 FRAMFIELD ROAD, UCKFIELD, TN22 5AR

Proposed dropped kerb to enable vehicular access to driveway.

Members noted the comments of East Sussex Highways.

P123.05.26 It was **RESOLVED** to support the application as off road parking would be of benefit to traffic flow along the Framfield Road.

WD/2025/2368/MAJ FORMER RIDGEWOOD MANOR CARE HOME, LEWES ROAD, UCKFIELD, TN22 5SH

Redevelopment of the site comprising the construction of a 77-bedroom care home (use class C2) together with associated car and cycle parking and landscaping.

This scheme has been amended to 'increase separation distances to neighbouring properties, reconfigure building massing, revise parking and access arrangements and update ecological and drainage strategies.

Members spoke extensively regarding this application and raised the following observation and objections:-

A member referred to a recent meeting between some members of the committee and the agent in order for them to explain the changes that had been made to the original application.

Members agreed that the changes made had not taken into consideration any of the issues that were raised.

It was noted that the height in one area had been reduced by going into the basement. However, members did not feel it was acceptable for the elderly to be accommodated in a basement setting, as there were no windows in this lower ground floor.

Despite the reduction in height in one area of the development the urbanised block remained very overbearing and would be seen at every vantage point across Uckfield, as per photographs taken by the Chair and recently forwarded to the agent. The clerk was instructed to include a copy of these photo's which showed views to the site from various vantage points.- (see attached).

The large size and number of windows in the building were considered unattractive, although members acknowledged that this was a subjective view. Members also expressed concern for residents in the existing adjacent properties, who would have these windows facing their homes, as well as the parking area that would be aligned with their windows.

Members were supportive of using a building on brownfield sites, but again stated the proposed design was out of keeping with the residential area.

There was previously a care home on this site and the committee stated they were not against building of a 'care home', but the fact that this would be a very large, overbearing, urbanised block within a residential area would be completely out of keeping.

There was not enough parking for all the staff that would to be working there.

By way of comparison members, referred to the Co-op situated in the car park of the Highlands Inn Public House. It was noted that in this planning application the developer had complied with all requests made by the Town Council to ensure the development remained in keeping with the character of the area.

A member also brought to the attention of the committee that there was no such name as Ridgewood Gardens and the postcode TN22 5SH did not take you to this location on Google Maps.

Concerns remained regarding the access and aggress. The developer would have to do work on the entrance and exit before they could start building and there were concerns with the effects that these works would have on the houses below.

The re-position of the bus stop would be inconvenient and as there was no pathway, it was questioned how people would access it.

It was yet to be confirmed that the road was safe for vehicles.

One member referred to the measured distance from the existing dwellings to the proposed care home. They stated that the distance had been measured to include the garden of the dwellings which was not be acceptable.

The illustrations showed steps in the rear garden and it was hoped that this would be accessible by lifts.

The agent had argued that the height of the development would not be an issue to those people occupying the existing houses, as being close to the care home, they would not be able to see the top of the buildings. The agent felt that the height would only be appreciated at a distance. Members could not understand this statement.

Members queried that it had to be a 77-bedroom care home to be economically viable and mentioned other care homes that were viable with less beds.

Members knew that there were spaces in every single care home and cited Barchester Care Home by example. As there were so many care homes being built now it was less likely that spaces would be taken up in the future, and therefore members questioned the viability, especially with the demographic changing in the future. Also, that the incentive today was for people to remain in their own homes; Plan for Change'.

There were concerns that the substation was next to the last bungalow along the lane, as this would cause continual humming noise night and day and so would be very disruptive and intrusive.

The road needed to be widened and rebuilt because it was not of a standard that would accept the vehicle traffic, up the lane, both during construction and subsequently how were the residents going to get to and from their properties while the road was being constructed, which was likely to be some considerable time.

Concerns that the visibility splays onto Lewes Road for north bound traffic were less than 43m and would ask that East Sussex Highways check this. Members were especially concerned with this potentially being extremely dangerous, because vehicles would be pulling out onto the Lewes Road without the required visibility. It was noted that for Mock Beggars Farm, East Sussex Highways were happy only to accept visibility splays of over 100m.

Members queried the number of 185 traffic movements per day, but stated that this did not include deliveries etc that would be needed.

East Sussex Highways needed to be advised that their response had been based on incorrect documentation as the image was wrong from the point that the pictures were taken from to view the visibility splays.

There were concerns for pedestrian safety on the road as there was likely to be people walking up and down that road throughout the day, with staff working on rota, and visitors.

Members noted that East Sussex Highways was now happy that the Access Road was 5.5m wide. However, members stated that that this would be inadequate if there were two large vehicles going up the lane in opposite directions. Stretches of the road had pinch points where signage was to determine who had right of way. However, drivers would not always adhere to road signage, which would then create dangerous situations.

Members felt that East Sussex Highways needed to review their decision and give Uckfield Town Council detailed explanations as to how they now thought that the road, and traffic access was acceptable.

It was agreed that the Committee should invite a representative of East Sussex Highways to speak with them regarding concerns of highway safety along Lewes Road before this application went to any major planning committee.

Members were also disappointed that Wealden Planning Officers had not included them in conversations when this application would have such detrimental impacts on residents and the town as a whole.

The Chair asked that the following decision notice patterning to application WD/2022/0679/F which was for refusal, was brought to the attention of the planning officer as it referred to the impact on sloping sites. Members would ask that the officer's attention be drawn to item 2 on this refusal notice.

P124.05.26 It was subsequently **RESOLVED** to object to the application, in line with all previous comments recorded in the Plans Committee Minutes of 8 December 2025, including the Planning Policies listed therein and as below. As the amendments made to this application did not address any of the Committee's earlier concerns, the same grounds for objection continue to apply.

The queries and objections raised during the Committee's detailed discussion above were also to be taken for inclusion in the committee's response to this application.

- Overdevelopment and harm to local character (NPPF 130–134)
- Unacceptable impact on residential amenity (NPPF 130(f))

- Unsafe or unsuitable access and highway impacts (NPPF 110–111)
- Harm to visual amenity and landscape (NPPF 130–131)
- Surface-water run-off and drainage risks (NPPF 159–169)
- Poor accessibility and unsustainable location for a major care facility (NPPF 93–97, 125)
- Insufficient outdoor amenity space for vulnerable residents (NPPF 130(a–f))
- Inefficient and inappropriate use of land (NPPF 119–122)
- Loss of biodiversity and habitats
- Conserving and enhancing the natural environment (NPPF 15 187a)
- Habitats and biodiversity (NPPF 15 192a 192b)
- Contributing to sustainable development (NPPF 7)
- Economic Social and Environment objectives (NPPF 8)

WD/2026/0768/F 1 WOODPECKER WAY, UCKFIELD, TN22 5NE

Proposed garage conversion and front porch extension.

P125.05.26 It was **RESOLVED** to support the application, as there were numerous precedents for similar extensions within the estate.

WD/2026/0784/A BYD UCKFIELD, EMC BELL LANE, UCKFIELD, TN22 1QL

3X BYD logo, 1X BYD service letters, 1X Uckfield letters.

A member reminded the committee that members had recently approved this premises for Suzuki.

P126.05.26 It was **RESOLVED** to support the application as members were in support of a thriving business in the town.

WD/2026/0848/F 39 THE DENE, UCKFIELD, TN22 1LD

Proposed garage extension and alterations to external levels/landscaping.

P126A.05.26 It was **RESOLVED** to support the application as it would be advantage to enable vehicles to be off of the highway.

WD/2026/0566/MFA MOCKBEGGAR FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Variation of Condition 1 of WD/2025/0736/MRM (reserved matters (appearance, landscaping, layout & scale) pursuant to outline permission WD/2022/0648/MAO (outline application for the development of 60 no. Dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access) to enable revision to elevational treatment (to remove cladding) and associated changes to house type frontages.

P127.05.26 It was **RESOLVED** to object to the application on the following grounds:

- Members would insist that the developer stay with the original designs as per item 4 of the decision notice, and that the houses on the eastern boundary remain staggered;
- The changes to 'red' brick wall houses would be against the design policy of Wealden District Council;
- The change of materials would alter the visual appearance of the development and would be out of character and quality of the surrounding area. It would therefore not be in accordance with policy, EN27.
- Using flint in the Weald is against this design code;
- There were concerns regarding the impact of having 60 red brick houses visible from London Road, and from Budlett's Common, and the public right way that went through to Maresfield.

- Clapboarding is a traditional Sussex exterior cladding material as was tile hanging and brickwork. A combination of the original materials that were prevalent in this area was what the development should entertain.

WD/2026/0865/F 30 KELD AVENUE, UCKFIELD, TN22 5BW

Partial demolition of existing garage, erection of side extension in materials to match existing dwelling, to extend kitchen and provide utility space, with associated internal and external alterations.

P128.05.26 It was **RESOLVED** to support the application, as a clear precedent existed for similar extensions in the vicinity, with no evidence of any adverse impact.

6.0 DECISION NOTICES

Approved:

WD/2026/0354/F
SINGLE STOREY REAR EXTENSION.
120 TOWER RIDE, UCKFIELD, TN22 1NB

WD/2026/0414/F
CHANGE OF USE FROM B2/B8 GENERAL INDUSTRIAL/WAREHOUSING TO MIXED GENERAL INDUSTRIAL (CLASS B2) WITH MOT GARAGE (SUI GENERIS)
29 BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

WD/2026/0030/F
CONVERSION OF EXISTING BUTCHERS SHOP AND STORAGE TO DOMESTIC GARAGE WITH STORAGE WITH ASSOCIATED EXTERNAL ALTERATIONS, AND CHANGE OF USE OF LAND TO RESIDENTIAL.
SHOP, 58 FRAMFIELD ROAD, UCKFIELD, TN22 5AR

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

WD/2026/0616/F
SINGLE STOREY REAR EXTENSION
9 HARCOURT CLOSE, UCKFIELD, TN22 5DT

Prior Approval Not Required

WD/2026/0494/P26
PROPOSED CHANGE OF USE FROM CLASS E TO 2 NO. SELF-CONTAINED FLATS
33 HIGH STREET, UCKFIELD, TN22 1AG

Members noted the decisions notices.

7.0 TREE PRESERVATION ORDERS

TM/2026/0079/TPO T1 - FELL TO GROUND LEVEL. PLANT REPLACEMENT IN GARDEN IN MORE APPROPRAITE LOCATION. FELL DUE TO PROXIMITY TO PROPERTY AND RSJ OF STEM/LIMB FAILURES OVER ADJOINING PROPERITES 52 GOLDCREST DRIVE, UCKFIELD, TN22 5QG

A member had taken photos of the tree in leaf and it was noted that the tree appeared very healthy.

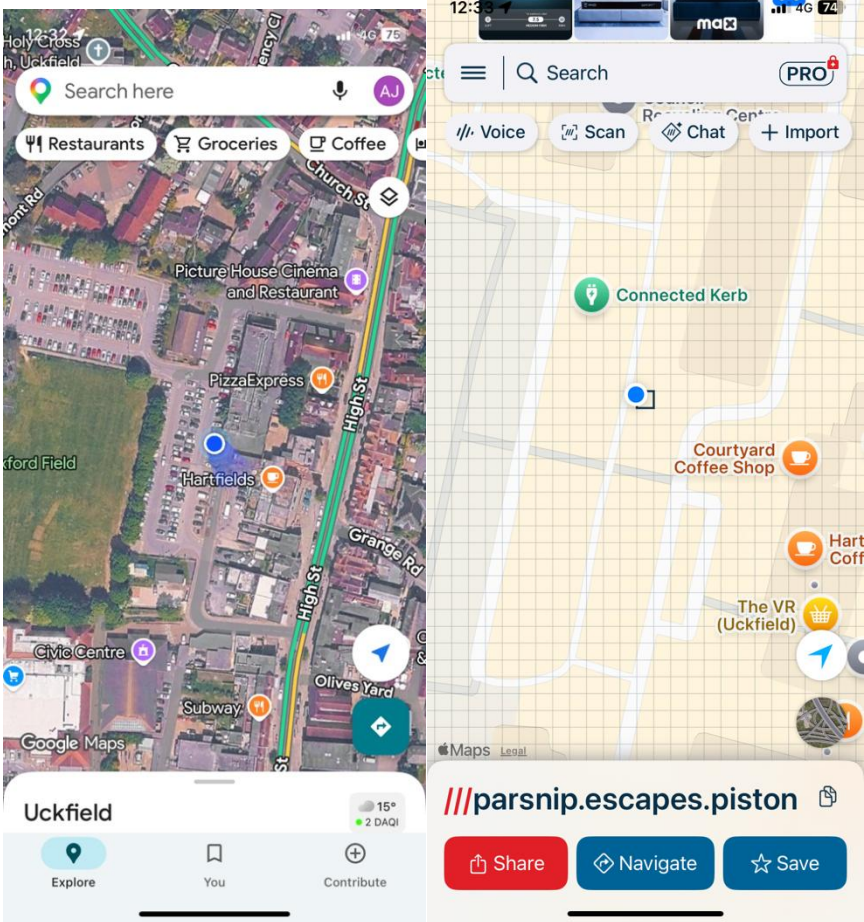
P126.05.26 It was **RESOLVED** to object to the application as the tree was not dead, dying or dangerous. Members would prefer to see the tree reduced to a manageable height.

The meeting closed at 8.34pm

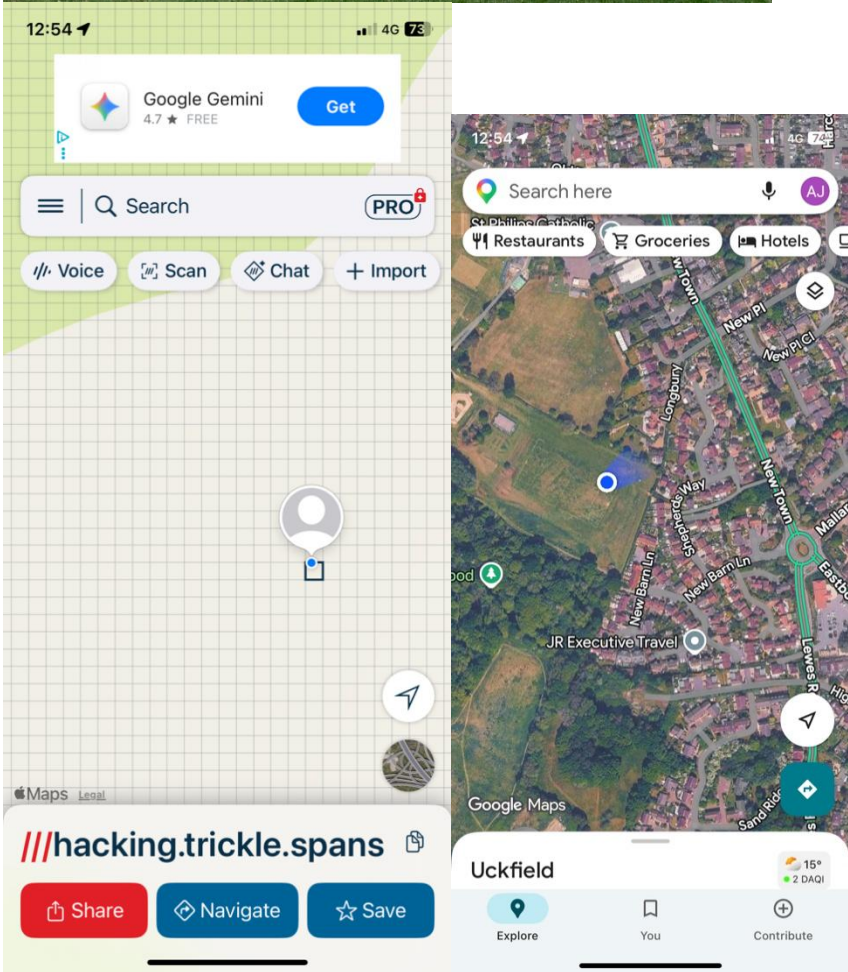
Images as sent to the Agent.

Planning Application WD/2025/2368/MAJ; Former Ridgewood Manor Care Home, Lewes Road, TN22 5SH

Views from locations within Uckfield to ascertain from Faithorn what their proposal will look like within the existing Landscape as discussed at the online meeting Tuesday 5th May 2026.



View From Luxford Car Park (looking South); located within the Centre of Town with the Google Maps and what3words locations.



View From New Barn Football pitch; Located within the Victoria Pleasure Ground sports and pleasure facility with the Google Maps and what3words locations.



View From property named Fairview; located next to the site; nearest bungalow within the existing drive;

