



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 1 June 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

3.0 APOLOGIES

4.0 MINUTES

4.1 Minutes of the meeting held on 11 May 2026.

4.2 Action List - attached

5.0 PLANNING APPLICATIONS – attached.

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

7.0 DECISION NOTICES – attached.

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

Town Clerk
26 May 2026

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.

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

Single storey rear extension.

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

Proposed attached single garage.

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.

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

Proposed side ground and first floor extension.

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).

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

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

Meeting of the Planning Committee

Monday 1 June 2026

AGENDA ITEM 6.0

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

1.0 Introduction

1.1 At the Plans Committee meeting held on 11 May 2026, Members requested that a meeting be arranged with a representative from East Sussex Highways to discuss the matters raised.

East Sussex Highways subsequently provided an emailed response; however, the correspondence did not address the Committee Clerk's request to arrange a meeting.

This report therefore sets out the Officer's emailed response and considers it in relation to the specific points recorded in the Minutes of the meeting and as below.

2.0 Queries and concerns raised with East Sussex Highways

2.1 The following points were raised within the Minutes.

- Members had felt that East Sussex Highways needed to review their decision and provide Uckfield Town Council with a detailed explanation as to how they now thought that the road and traffic access was acceptable.
- Concerns remained regarding the access and access. The developer would have to do work on the entrance and exit before they could start building and there were concerns on the effects that these works would have on the houses below.
- The re-positioning 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.
- 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 were 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.

3.0 East Sussex County Council Officers' response

3.1 From the Principal Officer (Implementation Team)
Transport Development Planning, Communities Economy & Transport

Thank you for your email and please see the response below taken from our web pages;

We are aware that development proposals, particularly those of a significant size, can often give rise to highways related concerns from members of the public and community groups and organisations. Should you have such concerns then you will need to put these to the relevant planning authority during the consultation stage of the planning application. It may be the case that the County Council, as the relevant Highways Authority, provides comments on such applications that differ from your own views. In this regard, it is important to note that the County Council has to consider and appraise the development proposal in an objective manner, having regard to robust evidence and relevant planning policies, which includes the Government's National Planning Policy Framework.

With the above in mind, should an individual or organisation wish to challenge the advice we have provided on a planning application then they will need to do so through the relevant planning authority. It will then be for the planning authority to decide whether they wish to seek further clarity, advice or reconsideration of position from the County Council. Ultimately it needs to be the planning authority who are content with the advice we are providing as they will be making the decision on the application in question.

It is recognised that very occasionally, a third party (i.e. member of public, town or parish council, etc.) may identify a factual error in either the transport evidence that supports the application and/or our response to the application. Should this be the case then please contact the County Council highlighting what this factual error is. In turn, we will review our representation, amend it where necessary and maintain a close dialogue with the relevant planning authority and applicant, if necessary. We will respond to the individual or organisation that have highlighted the error to explain what course of action we have taken.

Should we receive any correspondence that expresses concerns over highway matters, within the context of a planning application, we will advise that this correspondence should be sent to the relevant planning authority for their consideration in the determination of the application.

Further information can be found at;
<https://www.eastsussex.gov.uk/planning/roads/planning-applications/representations>

I hope the above information is helpful.

3.2 From the Senior Transport Development Planning Officer
Thank you for your email dated 18 May 2026 regarding planning application WD/2025/2368/MAJ at the former Ridgewood Manor care home site in Uckfield.

I note that my colleague has already responded to the points and concerns that have been raised regarding the development and its potential impact on the highway. I hope that his comments are helpful.

In addition, as the Case Officer that dealt with the planning application, I would like to reiterate that the access serving the site has been assessed in accordance with the appropriate guidance/specification and this included two visits to the site, one of which was undertaken by an officer from the ESCC Implementation team.

To ensure that the access meets these requirements, my highway response recommended that specific highway conditions be attached to any grant of consent and these related to the access layout and the visibility requirements at the junction with the major road.

Additional conditions have also been recommended to secure an appropriate level of parking and

turning within the site for vehicles, although it should be noted that the internal layout, including the access route for vehicles and pedestrians, will remain privately owned.

I hope that the above information is useful.

Recommendations

To discuss the responses from the ES Highways Officers and consider any further response.

Contact Officer: Linda Lewis

Meeting of the Planning Committee

Monday 1 June 2026

AGENDA ITEM 8.0

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

3.0 Summary

3.1 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.

4.0 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 19 May 2026.

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

First floor side extension and internal alterations.

4.0 Declaration of Interests

4.1 None.

5.0 Comments

5.1 The following comments were emailed to Wealden DC Planning, before the deadline:-

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.

6.0 Recommendations

6.1 It is recommended that members note the report.

Contact Officer: Linda Lewis