



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 22 June 2026 at 7.00pm

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

Cllr. K. Bedwell
Cllr. P. Selby

Cllr. D. Bennett

IN ATTENDANCE:

Rachel Newton – Senior Administrative Officer
Minutes taken by Rachel Newton

Six members of the public

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 J. Love declared a personal interest in item **WD/2026/0969/F Molesey Cottage**, since she was known to the applicant.

Councillor K. Bedwell also declared an interest; on **WD/2026/0661/F – Brickmakers Arms, New Road, Ridgewood, Uckfield TN22 5TG**. However, this was not considered relevant to the application under consideration.

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

P13.06.26 It was **RESOLVED** to suspend Standing Orders to enable six members of the public to speak regarding application **WD/2026/1026/F – Land to the rear of 21A, 21B, 21C, 23, 25 and 27 High Street, accessed off Bell Farm Lane, Uckfield.**

Five residents all raised concerns, in turn, regarding the proposed development, including overdevelopment of the site, loss of amenity and green space, parking provision, access for residents and emergency vehicles, impact on biodiversity and trees within the Conservation Area, construction safety, refuse arrangements and the serving of ownership notices.

The applicant addressed these concerns and outlined the benefits of the scheme, including the provision of eight flats, parking spaces, EV charging points, biodiversity enhancements, landscaping and improved waste management arrangements.

This item would be discussed further later in the meeting.

P14.06.26 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

An apology for absence was received prior to the meeting from Councillor C. Macve, due to family matters.

4.0 MINUTES

4.1 Minutes of the meeting held on 1 June 2026

P15.06.26 It was **RESOLVED** that the minutes of the Plans Committee of 1 June 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

The Chair agreed a proposal made by Councillor K. Bennett, which was supported by all members present, to take planning application WD/2026/1026/F as the first item for discussion under Planning Applications. This enabled the applicant and residents in attendance to make their representations and leave the meeting once the item had been concluded.

WD/2026/1026/F LAND TO THE REAR OF 21A, 21B, 21C, 23, 25 AND 27 HIGH STREET, ACCESSED OFF BELL FARM LANE, UCKFIELD, TN22 1AG

Erection of a building containing 8 flats with associated access, parking and landscaping works.

A number of local residents had addressed the Committee and raised objections to the proposal. Concerns had focused on the scale and density of the proposed development, which was considered by objectors to represent overdevelopment of a constrained site.

Particular issues were raised regarding vehicle access, parking provision, servicing arrangements, emergency vehicle access, loss of existing parking facilities, impacts on neighbouring residential amenity, and the adequacy of refuse storage arrangements.

Residents had advised that the existing rear parking area was regularly used by local residents, shop workers and delivery vehicles serving High Street businesses. While members acknowledged that the proposal would provide dedicated parking spaces for future occupants of the development, concern was expressed that this would be achieved through the loss of parking and operational space currently relied upon by existing users. Members noted that parking provision within the locality was already under pressure and that displacement of vehicles could have a wider impact on surrounding streets and public parking facilities.

Particular concern was raised regarding the continued operation of the access lane, which functioned as a service route to the rear of the High Street properties. Questions were raised as to whether sufficient space would remain for delivery vehicles, maintenance access and emergency service vehicles to enter, manoeuvre and turn safely within the site. Members noted concerns that obstruction of the access route could impede servicing operations and potentially affect emergency vehicle access.

Residents also expressed concerns regarding the impact of the proposal on the character of the Conservation Area, the loss of mature trees, biodiversity impacts and the accuracy of the submitted Biodiversity Net Gain assessment. Reference was made to the alleged removal of trees in previous years, and concerns were raised regarding the adequacy of ecological information submitted with the application. Questions were also raised regarding ownership certificates, consultation procedures and whether all statutory notification requirements had been satisfied.

The applicant addressed the Committee in support of the proposal, advising that the scheme would provide a mix of one and two-bedroom flats, together with eight parking spaces, electric vehicle charging facilities, green roofs and new tree planting. The applicant stated that the development had been designed to achieve a Biodiversity Net Gain in excess of ten per cent, supported by professional ecological advice. The applicant further advised that the existing access would be retained, a turning head provided within the site, and that discussions had taken place with ES Highways and waste officers regarding access, servicing and refuse arrangements. Reference was also made to sunlight and overshadowing assessments, which, in the applicant's view, demonstrated limited impacts on neighbouring properties.

During the discussion, members acknowledged the significant concerns raised by residents and identified a number of outstanding matters requiring further consideration. These included the need for formal comments from conservation, ecology, ES Highways and

waste consultees; clarification regarding biodiversity and ownership certification matters; further information on drainage and surface water management; and the submission of a Construction Management Plan to demonstrate how construction traffic, servicing arrangements and emergency vehicle access could be safely accommodated.

Members also referred to existing surface water and drainage issues in the vicinity and requested clarification regarding proposed drainage connections and any measures to mitigate additional runoff. Previous planning applications relating to the site were noted as relevant background information and reinforced the need for careful scrutiny of the current proposal.

P16.06.26 It was **RESOLVED** to defer consideration of application WD/2026/1026/F and request that it be returned to the Town Council for further comment following receipt of all outstanding consultee responses, including those from the Conservation Officer, Ecologist, East Sussex Highways and Waste/Refuse Officers, together with details of drainage arrangements and a Construction Management Plan. Members concluded that further information was required before a recommendation could be made.

WD/2026/0969/F MOLESEY COTTAGE, HEMPSTEAD RISE, UCKFIELD, TN22 1QX

Enlarge existing driveway and increase the length of the existing dropped kerb.

The Chair asked Councillor K. Bedwell if she could chair the meeting for this item.

P17.06.26 It was **RESOLVED** to support the application as the proposal would improve access to the property and allow vehicles to enter and leave the site more safely, with no material adverse impact identified.

WD/2026/0942/F 11 THE JAYS, UCKFIELD, TN22 5YG

Side addition comprising ground-floor rooms and a bedroom within the roof space.

P18.06.26 It was **RESOLVED** to object to the application because the proposal represented the overdevelopment of the site, which would be out of keeping with the surrounding area street scene, and raised concerns regarding the potential impact on the nearby protected oak tree and its Root Protection Area.

Members requested that the District Council's Tree Officer carefully consider the proposal.

WD/2026/0819/FR 142 HIGH STREET, UCKFIELD, TN22 1QR

Retrospective application for the installation of the extraction system.

P19.06.26 It was **RESOLVED** to defer comment until the Environmental Health Officer's requirements had been satisfied and further noise and vibration monitoring information, including evening and night-time assessments, had been provided.

WD/2026/0661/F BRICKMAKERS ARMS, NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5TG

Conversion of Brickmakers Arms to form two semi-detached houses.

P20.06.26 It was **RESOLVED** to support the application.

Whilst Members acknowledged the historic loss of the public house, they welcomed the redevelopment of a long-derelict site, and considered the proposal to represent an appropriate and positive reuse of the existing building.

Residents objecting to the application had raised concerns regarding the potential loss of the established pedestrian route through the former pub car park. It was noted that this route provided an important link between Pipers Field and New Road, giving access to the Ridgewood Allotments, Village Hall, play area, Post Office and other local amenities.

The committee understood that the route was used daily by allotment holders, families, and schoolchildren and formed part of a well-established pedestrian network within the village.

Concerns had also been expressed that the submitted plans did not clearly identify the future arrangements for the rear access, car park and wider site, with some residents

questioning the piecemeal nature of the proposed development and the lack of parking provision.

Members acknowledged the importance of retaining this pedestrian connection and, whilst supporting the application, requested that every effort be made to ensure the route remains available for public use.

Members further requested that the development be carried out in a manner sympathetic to the character of the surrounding area. In particular, they wished to see the existing white-rendered external finish retained or replicated, together with traditional red clay roof tiles, and the use of brickwork that closely matches neighbouring properties along New Road, in order to preserve the established local street character.

Members also requested that consideration be given to retaining or relocating the historic pub signage, recognising its local heritage value, and suggested that it could potentially be offered for display at Ridgewood Village Hall.

WD/2026/1060/A 15 HIGH STREET, UCKFIELD, TN22 1AG

Externally illuminated main fascia sign and heritage projecting sign. Internally illuminated signage comprising a directory of services and banking availability poster, as well as two marketing posters. Additional signage comprising community and ownership message, and to the entrance door a DDA Sign, CCTV sign and opening hours sign.

P21.06.26 It was **RESOLVED** to support the application wholeheartedly, welcoming the provision of The Banking Hub and associated signage, subject to the materials and design remaining sympathetic to the character and appearance of the High Street and Conservation Area.

6.0 DECISION NOTICES

Approved:

WD/2026/0848/F

PROPOSED GARAGE EXTENSION, ALTERATIONS TO SITE LEVELS AND LANDSCAPING AND WIDENING EXISTING CROSSOVER
39 THE DENE, UCKFIELD, TN22 1LD

WD/2026/0768/F

PROPOSED GARAGE CONVERSION AND FRONT PORCH EXTENSION.
1 WOODPECKER WAY, UCKFIELD, TN22 5NE

WD/2025/1415/F

PROPOSED DROPPED KERB TO ENABLE VEHICULAR ACCESS TO DRIVEWAY
78 FRAMFIELD ROAD, UCKFIELD, TN22 5AR

WD/2026/0566/MFA

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, AND TO REMOVE A SMALL SINGLE STOREY REAR EXTENSION FROM 6 HOUSE TYPES AS THE SIZE OF THE EXTENSIONS COMPROMISES THE SIZE OF THE AVAILABLE GARDENS.
MOCKBEGGAR FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

WD/2026/0865/F

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.
30 KELD AVENUE, UCKFIELD, TN22 5BW

WD/2026/0801/F

FIRST FLOOR SIDE EXTENSION AND INTERNAL ALTERATIONS
6 NEVILL ROAD, UCKFIELD, TN22 1PG

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 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/2026/1008/FA UCKFIELD RUGBY FOOTBALL CLUB, NEVILL ROAD, UCKFIELD, TN22
1LX**

Variation of condition 4 of WD/2022/2636/F (extension of existing clubhouse and associated extension to and re-arrangement of car park) amended plans and drawing numbers for changes to the design.

Uckfield Town Council previously commented that members were in support of the application as there would be no detrimental impact and were in favour of the works to help the needs of the Club.

It was noted that parking spaces had been reduced by 3, although it appeared that the disabled bays were more than compliant.

Members were happy to continue to support the application as per the previous comments.

**WD/2026/0145/F UNIT 26, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD,
TN22 1QL**

Internal and external alterations including new main entrance (improved disabled access), additional fire exits, additional windows, external building material changes, new and updated car parking layout (additional disabled parking) with hard landscaping.

Members had previously commented on the application that they were in support. Minute no P98.02.26.

Members had no issue with the new proposed external material changes, and noted that there was no design code for this area.

Therefore, members would remain in support of the application.

Members noted the report.

8.0 TREE PRESERVATION ORDER

TM/2026/0111/TPO

WORK AS PER SCHEDULE WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO
31/3, 1983 44 PIPERS FIELD, RIDGEWOOD, UCKFIELD, TN22 5YH

Members noted the Tree Preservation Order and raised no objection to the works proposed, provided they were carried out strictly in accordance with the submitted schedule.

The meeting closed at 8:40 pm.