



UCKFIELD TOWN COUNCIL

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Town Clerk – Holly Goring

A meeting of the **PLANS COMMITTEE** to be held on
Monday 3 August 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 13 July 2026.

4.2 Action List - attached

5.0 PLANNING APPLICATIONS – attached.

6.0 DECISION NOTICES – attached.

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

Town Clerk

28 July 2026

5.0 PLANNING APPLICATIONS

WD/2026/1299/F 15 NEVILL ROAD, UCKFIELD, TN22 1PG

Erection of a detached garden room to provide a home gym and a beauty and aesthetics treatment room ancillary to the existing dwelling (with ancillary class E(e) use).

WD/2026/1336/FA MOLESEY COTTAGE, HEMPSTEAD RISE, UCKFIELD, TN22 1QX

Variation of conditions 2 and 3 of WD/2024/1760/F (replace flat roof to existing garage with new pitched roof. To provide ancillary accommodation) to allow alternative roof finish.

WD/2026/1343/MAJ CROWSON HOUSE, BOLTON CLOSE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH

Replacement of existing roof, including installation of enhanced insulation, resulting in a minor increase in roof height, together with associated alterations to the gable elevations.

WD/2026/1348/MAO LAND TO THE NORTH OF BIRD-IN-EYE HILL, UCKFIELD

Outline application with all matters reserved (except access) for a development comprising demolition of existing buildings and provision of up to 215 no. dwellings (use class c3), including affordable dwellings, with associated suitable alternative natural green space, public open space, landscaping and infrastructure works.

WD/2026/1355/P26 49 HIGH STREET, UCKFIELD, TN22 1AN

Change of use of part ground and first floor from commercial (use Class E) to residential (use Class C3) to create 3 no. self-contained flats.

WD/2026/1375/P26 77 HIGH STREET, UCKFIELD, TN22 1AP

Change of use of class E space to form 2 no. apartments.

WD/2026/1469/F 18 ROCKS PARK ROAD, UCKFIELD, TN22 2AX

Removal of existing garage and erection of two storey side extension combined with single storey rear extension element. associated internal & external alterations.

6.0 DECISION NOTICES

Approved:

WD/2026/1008/FA

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 RUGBY FOOTBALL CLUB, NEVILL ROAD, UCKFIELD, TN22 1LX

WD/2026/0942/F

SIDE ADDITION COMPRISING OF GROUND FLOOR ROOMS AND BEDROOM WITHIN ROOF SPACE
11 THE JAYS, UCKFIELD, TN22 5YG

WD/2026/0954/F

PROPOSED SIDE GROUND AND FIRST FLOOR EXTENSION
22 ALEXANDRA ROAD, UCKFIELD, TN22 5BB

WD/2026/1060/A

EXTERNALLY ILLUMINATED MAIN FASCIA SIGN AND HERITAGE PROJECTING SIGN. INTERNALLY ILLUMINATED SIGNAGE COMPRISING 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.
15 HIGH STREET, UCKFIELD, TN22 1AG

TM/2026/0079/TPO T1

52 GOLDCREST DRIVE, UCKFIELD, TN22 5QG

The removal of X1 Hornbeam at 52 Goldcrest Avenue.

Refused:

WD/2026/0918/A

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).

128 HIGH STREET, UCKFIELD, TN22 1QR

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

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 building containing 8 no. flats with associated access, parking and landscaping works.

Meeting of the Planning Committee

Monday 3 August 2026

AGENDA ITEM 7.0

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

1.0 Summary

- 1.1 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.

2.0 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 previously considered at the Plans Committee meeting of the 22 June 2026, whereby the following resolution was made: -
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.

As the application was deferred members were asked to respond under the Town Council's procedures for planning applications 'outside the cycle of meetings', in order that a response was delivered. Although this was beyond of the consultation end date of the 10 July 2026, the Planning Officer had been made aware.

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 building containing 8 no. flats with associated access, parking and landscaping works

4.0 Declaration of Interests

- 4.1 None.

5.0 Comments

- 5.1 The following comments were emailed to Wealden DC Planning, on the 21 July 2026.

It was **RESOLVED** to object to the planning application as the adverse impacts of the proposal significantly outweighed its identified benefits, which is set out below:

Members felt that this application should be determined in accordance with the Statutory Development Plan unless material considerations indicated otherwise. The current Development Plan comprised of the Wealden Core Strategy Local Plan (2013) together with the Saved Policies of the Wealden Local Plan (1998).

Principle of Development

- It was acknowledged that the proposal represented the redevelopment of a brownfield site, making effective use of land previously used land, which was consistent with the objective of the National Planning Policy Framework.
- The provision of smaller residential units would contribute towards diversifying the local housing stock which was in accordance with Core Strategy Policy WCS1, which sought to deliver sustainable development and meet identified housing needs in the right places.
- The proposal provided dedicated parking spaces for future occupiers and had the potential to improve the appearance of what was currently an untidy and underused site. In this respect, the scheme should be assessed against Saved Policy EN27, which required development to achieve a high standard of design and integrate satisfactorily with its surroundings.

- However, the site was not considered to have functioned as a suitable residential environment, given its established role as a service lane to businesses in the High Street, the funeral directors and the Civic Centre. The proposal was therefore not considered to have represented the most sustainable form of development in this location.

Impact on the Town Centre and Economic Growth

- The development would make the land incapable of accommodating the future rearward expansion of existing High Street retail and commercial premises, which was considered harmful to the long-term vitality, viability and resilience of Uckfield High Street.
- The proposal represented piecemeal development which failed to optimise the wider economic potential of the site.

Design, Character and Conservation

- The overall design was considered functional, but lacked architectural quality and failed to make a positive contribution to the character of the area.
- The building was considered overly dominant in terms of its scale, bulk and mass within the constrained rear-land setting. The development was therefore considered over development of the site.
- Landscaping and boundary screening were considered insufficient to soften the visual impact of the development.
- The proposal failed to demonstrate that it would preserve or enhance the character and appearance of the Conservation Area.
- Concerns remained that the design was unsympathetic to the surrounding built environment.

Residential Amenity

- The scale, height and proximity of the building would create an overbearing form of development when viewed from neighbouring residential properties (flats above the high street shops) and would therefore adversely affect neighbouring residents through loss of outlook and visual amenity.
- Insufficient evidence had been provided to demonstrate that the impacts of natural lighting on existing neighbouring flats had been adequately assessed.

Highway Safety and Access

- The existing access was already narrow and heavily used, and it was not yet clear that it could safely accommodate the additional traffic generated by the proposed development. Members had similar concerns regarding servicing and deliveries to the commercial premises at the rear of the site. Saved Policy TR3 required that development should not create unacceptable traffic hazards or prejudice highway safety.
- The proposal failed to demonstrate that vehicle and pedestrian movements could have operated safely within Bell Farm Lane.
- Concerns remained regarding safe access for emergency vehicles.
- Insufficient evidence had been provided to demonstrate that highway safety impacts could have been adequately mitigated.

Parking

- Although parking spaces were provided for future residents, the proposal appeared to have reduced the parking available to existing residents in the location. Increased parking displacement would have placed additional pressure on surrounding streets and nearby businesses and would exacerbate existing parking pressures within the town centre.
- The proposal failed to demonstrate that adequate parking provision had been made to meet the needs generated by the development. This should be assessed against Saved Policy TR16.

Servicing, Deliveries and Waste Collection

- The proposal failed to demonstrate that servicing and deliveries to surrounding commercial premises would continue safely and efficiently and the operational impact remained uncertain.
- Increased parking displacement would likely have resulted in more deliveries taking place from the High Street, increasing congestion and conflicts with pedestrians and vehicles.
- Existing refuse collection difficulties within Bell Farm Lane had not been satisfactorily addressed. The Wealden District Council Officer had asked for a consultation with the waste companies.
- The layout failed to demonstrate that refuse collection vehicles could access and manoeuvre

safely. The proposed siting of refuse stores may further restrict manoeuvring space, creating operational and highway safety issues. This would raise concerns under saved policy T3, together with saved policy EN27, which required developments to function satisfactorily in terms of layout and servicing.

- The development would need to be in accordance with the Waste Services Manager of Wealden District Council.

Biodiversity

- Insufficient ecological information had been submitted to demonstrate compliance with Biodiversity Net Gain requirements.
- The proposal failed to demonstrate that biodiversity losses arising from the previous removal of trees and hedgerows would have been adequately compensated.
- The application therefore failed to demonstrate that appropriate biodiversity enhancements would have been secured.

Flood Risk and Drainage

- The application failed to demonstrate that local flood risk had been fully assessed.
- Insufficient regard had been given to known flooding affecting Bell Farm Lane and Bell Lane during periods of heavy rainfall.
- Historical drainage characteristics and former watercourses had not been fully considered.
- The drainage strategy failed to demonstrate that appropriate filtration measures would have protected the quality of surface water entering the River Uck.

Consultation and Supporting Information

- Insufficient information had been provided to enable a full assessment of the proposal.
- Evidence relating to lighting impacts had not been made available for assessment.
- Consultation responses relating to emergency access and operational matters had not been completed.
- Uncertainty remained regarding the proposal's impact upon servicing, waste collection and the Conservation Area.

6.0 Recommendations

- 6.1 It is recommended that members note the report.
Contact Officer: Linda Lewis