

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 24 August 2026 at 7.00pm

Cllr. J. Love (Chair) Cllr. C. Macve (Vice Chair)
Cllr. K. Bedwell Cllr. K. Butler

IN ATTENDANCE:

District Cllrs. D. French and B. Reed
3 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

P37.08.26 It was **RESOLVED** to suspend Standing Orders in order that District Cllr. B. Reed could speak regarding item 7.1 WD/2025/0922/MEA Land West of Uckfield - Owlsbury Farm, Horsted Green, Little Horsted, TN22 5TJ.

Cllr. Reed, speaking as the District Ward Member, thanked the Plans Committee in advance for its work on the Owlsbury Farm application, which was the largest application received in Wealden, and remained subject to further consultation. She and District Cllr. D. French offered to provide support and relevant information, noting that Little Horsted Parish Council were also reviewing the application.

Cllr. Reed raised concerns regarding groundwater, hydrology, surface water and flooding, particularly as the site was within an active flood zone. She also highlighted concerns regarding the proposed 25m buffer around Boothland Wood, potential environmental pollution affecting the woodland and neighbouring homes. The developer had failed to provide the requested buffer in excess of 50m, accept within the SANG.

She expressed concern about the highway design, including the A22 and railway crossing, and the potential impact of increased traffic to nature reserves. She also highlighted concerns regarding the SANG, the Local Nature Recovery Strategy, biodiversity opportunity areas and protected species.

Cllr. Reed advised that she held photographic and video evidence of fly infestations near the sewage treatment works and showing flooding in Little Horsted. She also referred to Network Rail's response regarding the potential reopening of the railway line, noting that requested features did not appear to have been incorporated into the application.

P38.08.26 It was **RESOLVED** to reinstate Standing Orders.

3.0 APOLOGIES

Apologies for absence were received from Councillors D. Bennett and P. Selby.

4.0 MINUTES

4.1 Minutes of the meeting held on 3 August 2026

P39.08.26 It was **RESOLVED** that the minutes of the Plans Committee of 3 August 2026, be taken as read, confirmed as a correct record and signed by the Chair.

4.2 Action List

Members noted that there was no change to the action list.

5.0 **PLANNING APPLICATIONS**

WD/2026/1497/F MILLCROFT, ALBERT ROAD, UCKFIELD, TN22 5BH

Proposed rear extension, canopy over front entrance, external store, replacement windows and doors, new dormer and new rooflights.

P40.08.26 It was **RESOLVED** to support the application on the following grounds:

- Although this was a large extension, it stood alone and would not cause over-looking to neighbouring properties;
- The proposed works would not alter the street scene.

WD/2026/1540/A BYD UCKFIELD, EMC BELL LANE, UCKFIELD, TN22 1QL

1x internally illuminated pylon.

P41.08.26 It was **RESOLVED** to support the application on the following grounds:

- It was on a commercial site within the industrial estate and therefore was in keeping;
- The signage did not encroach on the visibility of motorists at the junction onto Bell Lane.

Members were happy to see that the business was forward thinking.

WD/2026/1536/F 15 ROCKS PARK ROAD, UCKFIELD, TN22 2AT

Proposed first floor side single storey front and rear extensions with garage conversion.

P42.08.26 It was **RESOLVED** to support the application as a precedent had been set due to a number of similar extensions/conversions in the vicinity.

WD/2026/1549/F 74 CORNERSTONE CHURCH, NEWTOWN, UCKFIELD, TN22 5AE

Proposed installation of 50no.DMEGC 456w, all black solar P.V panels, 1762 x 1134 x 30m.

P43.08.26 It was **RESOLVED** to support the application as there would be no effect on the street scene and noted that the black panels would blend with the slate roof.

Members noted that it was not a listed building.

WD/2026/1061/F 15 HIGH STREET, UCKFIELD, TN22 1AG

Conversion of ground floor into a banking hub with associated internal and external alterations.

It was noted that the Chief Officer had contacted Wealden District Council Planning for clarification as to why the works had progressed before the application came before the Town Council.

Clarification was sought regarding the nature of the banking hub and the services provided, particularly the extent of Post Office services. It was noted that participating banks would provide their banking services on different days, but would not provide postal services.

The Member considered that the signage could lead residents to believe that full Post Office services were available and as this was not the case they felt that this required clarification.

A member also noted that some information within the Design and Access Statement appeared to be incorrect, particularly the description of the building as a historic timber-framed building.

P44.08.26 It was subsequently **RESOLVED** to support the application, although members would like to hear from the Planning Officer regarding the above queries.

6.0 DECISION NOTICES

Approved:

WD/2026/0145/F

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.
UNIT 26, BELL LANE, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1QL

WD/2026/0818/A

RETROSPECTIVE APPLICATION FOR ILLUMINATED FASCIA SIGN
142 HIGH STREET, UCKFIELD, TN22 1QR

WD/2026/1188/F

INSTALLATION OF FLUE AND EXTRACTION SYSTEM, INCLUDING ODOUR ABATEMENT AND ASSOCIATED PLANT, TO SERVE A COFFEE ROASTER
OLIVES YARD, THE HOP BARN, HIGH STREET, UCKFIELD, TN22 1QP

Refused:

WD/2026/0661/F

CONVERSION OF BRICKMAKERS ARMS TO FORM TWO SEMI DETACHED HOUSES
BRICKMAKERS ARMS, NEW ROAD, RIDGEWOOD, UCKFIELD, TN22 5TG

Members expressed frustration with Wealden District Council's decision to refuse the conversion of the Brickmakers Arms and agreed that the Committee's concerns should be formally raised with the Planning Officer and Wealden District Council's Minor Planning Committee.

Residents had raised concerns about the deteriorated condition of the Brickmakers Arms, which had been raided twice for cannabis cultivation, stripped internally, had sections of the roof missing and was considered a fire hazard. Members noted that the proposal involved the redevelopment of a brownfield site and considered the conversion of the former pub into two dwellings preferable to leaving the deteriorating building vacant.

The Town Council had previously sought to have the property listed as an Asset of Community Value, but this had been refused by Wealden District Council on the grounds that the pub was no longer a going concern, having been closed for approximately four to five years. Members considered it contradictory for the permanent loss of the public house to subsequently be cited as a reason for refusal.

Members challenged the concerns regarding parking and highway safety, noting that the existing car park could not be developed and that the parking spaces would therefore remain. It was also noted that the proposed two dwellings would generate significantly less traffic than the former pub.

The reliance on highway congestion as a reason for refusal was questioned, given that Wealden District Council had approved 90 houses on Eastbourne Road, increasing traffic on New Road, and was also considering further housing development at the former coal yard site. Members considered it inconsistent to cite congestion as a reason for refusing this smaller application.

Members questioned the use of the site's location as being within 7km of Ashdown Forest as a reason for refusal, noting that other substantial housing developments within the same distance of the Forest were proceeding, and for far greater numbers. It was therefore considered that the Ashdown Forest constraint had been applied inconsistently.

The proposed design was considered acceptable in the context of the surrounding properties, and it was noted that the application would retain the existing parking provision.

Enforcement Notice issued:

Land opposite Sussex Horse Rescue, Hempstead Lane, Uckfield

Members noted the decisions and enforcement notice.

7.0 PLANNING APPLICATIONS FOR DISCUSSION**7.1 WD/2025/0922/MEA Land West of Uckfield - Owlsbury Farm, Horsted Green, Little Horsted, TN22 5TJ**

To allocate application topics to individual committee members for response preparation.

The Chair proposed dividing the application documentation into key areas so that Members could focus on specific aspects of the application, including environment, highways, water, and protection of the ancient woodland. The Chair urged members to choose an aspect of the application that particularly interested them and review the relevant documents in that chosen area and also to consider whether previous concerns had been addressed.

Also, whether the committee felt the site was at capacity - as the committee knew that the illustrative Master Plan was never reflective of how it would actually be built. There was also a document that was the conception of the Master Plan that could be looked at and then there was the Section 106 Agreement.

Members allocated areas for review, including transport, water and environment, green infrastructure.

Cllr. Bedwell asked the Clerk to seek clarification regarding any potential conflicts of interest or predetermination arising from District Cllrs providing support on the application. The Clerk was asked to seek advice from the Chief Officer of the Town Council in the first instance and if necessary, from Wealden District Council Planning.

Due to the absence of members at the next scheduled meeting of the 14 September 2026 the clerk was asked to contact Wealden District Council for an extension of time to respond to the Owlsbury Farm application, and an extraordinary meeting to be arranged for that item.

7.2 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 – to view

To discuss the decision of Wealden District Council and raise any questions to assign to the application in the future.

Link to minors committee:- https://wealden.public-i.tv/core/portal/webcast_interactive/1112363

The Chair referred to the recent webcast of Wealden District Council Minor Planning Committee webcast, which she had encouraged members to view.

Following the Wealden District Council's deferral of the application the developer had requested a meeting with the Chair, Vice-Chair, District Ward Cllr. French and the Committee Clerk. The Chair therefore had asked that this be placed on the agenda in order that members identify any further matters or questions to be raised with the developer.

Cllr. Bedwell again raised concerns regarding the potential conflict of interest and referred to the fact that at the Minors Committee, a Town Councillor, also serving as a District Cllr. had spoken against the Town Council's recommendations. But more concerning the application did not fall within their ward area.

Members therefore requested clarification on the appropriate role of District Cllr. when working with the Town Council Plans Committee, particularly where their views differed from the Committee's agreed recommendations.

Members questioned the effectiveness of the Town Council's role in the planning process where its recommendations were not followed by the District Council and noted that

considerable time and effort had been invested by the Committee in reviewing applications.

Members reiterated concerns regarding parking, access, congestion, waste collection and emergency vehicle access, particularly given the existing difficulties experienced on the service road and Bell Farm Lane. Cllr. Butler reported having recently witnessed a delivery vehicle being forced to reverse down Bell Farm Lane due to parked vehicles obstructing access.

Members acknowledged that the proposal involved small units on a brownfield site but considered that significant issues remained regarding parking provision, access and congestion, as well as the design and appearance of the proposed building, which was considered overly box-like and out of keeping with the character of the area.

Concerns were also raised that the development could restrict the ability of existing High Street businesses to expand and potentially affect the future growth of local shops.

It was agreed that the above matters would form part of the discussion with the developer, with the aim of seeking clarification on how the concerns could be addressed.

The meeting closed at 7.46pm.