

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 5 October 2026 at 7.00pm

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

Cllr. C. Macve
Cllr. P. Selby

Cllr. K. Bedwell

IN ATTENDANCE:

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

None.

3.0 APOLOGIES

Apologies were received from Cllrs. T. Murray and D. Bennett.

4.0 MINUTES

4.1 Minutes of the meeting held on 28 September 2026

P55.10.26 It was **RESOLVED** that the minutes of the Plans Committee of 28 September 2026, be taken as read, confirmed as a correct record and signed by the Chair.

5.0 PLANNING APPLICATION

WD/2026/1672/F 2 LYEWOOD WAY, UCKFIELD, TN22 5GL

Loft conversion with hip to gable conversion, rear box dormer and 3 x rooflights to the front roof slope.

Members acknowledged that the rear dormer resulted in an unbalanced appearance to the property; however, it was noted that, on planning grounds, a precedent had been established.

One member felt that some consideration should be given to the fact that this conversion sought to improve the quality of life of a disabled resident, giving them their own bathroom and a study.

P56.10.26 It was subsequently **RESOLVED** to support the application on the following grounds:

- A clear precedent existed as there were many properties that had added dormers to semi-detached properties, not only on the estate, but in Uckfield;
- The works to the front of the property would not detrimentally affect the street scene;
- Although unbalanced to the rear the conversion was not overbearing.

WD/2026/1887/A 128 HIGH STREET, UCKFIELD, TN22 1QR

Part retrospective replacement advertisement scheme for six existing/modified advertisements.

P57.10.26 It was **RESOLVED** to support the application. It was noted that discussion between the applicant and Wealden District Council's Heritage Officer had taken place and members were pleased to see the changes from the refused scheme, particularly that 'Olives Yard nameplate (S3) would be replaced on a like-for-like basis, as endorsed by the Heritage Officer, and reinstated above the board in the historic arrangement'.

WD/2026/1874/F 35 OSPREY DRIVE, UCKFIELD, TN22 5PF

Single storey extension, addition of a partial chimney stack at ground floor level, realignment of existing boundary wall.

Cllr. Bedwell sought clarification as to whether she was required to declare an interest in the application, given that the applicant was a fellow dog walker with whom she had spoken and exchanged conversation. The Chair felt that this was not a personal interest but instructed the clerk to note.

P58.10.26 Members **RESOLVED** to support the application for the proposed extension. However, it was noted that the application documents contained no information regarding the proposed realignment of the existing boundary wall, despite this being included within the description of the proposed works. Members stated that the existing boundary wall should remain in its current position and that no realignment or relocation of the wall should be permitted.

6.0 DECISION NOTICES

Approved:

WD/2026/1536/F

PROPOSED FIRST FLOOR SIDE SINGLE STOREY FRONT AND REAR EXTENSIONS WITH GARAGE CONVERSION.

15 ROCKS PARK ROAD, UCKFIELD, TN22 2AT

WD/2026/1469/F

REMOVAL OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION COMBINED WITH SINGLE STOREY REAR EXTENSION ELEMENT.

ASSOCIATED INTERNAL & EXTERNAL ALTERATIONS.

18 ROCKS PARK ROAD, UCKFIELD, TN22 2AX

WD/2026/1497/F

PROPOSED REAR EXTENSION, CANOPY OVER FRONT ENTRANCE, EXTERNAL STORE, REPLACEMENT WINDOWS AND DOORS, NEW DORMER AND NEW ROOFLIGHTS, REPLACEMENT ROOF AND INCREASE IN RIDGE HEIGHT BY 0.25M

MILLCROFT, ALBERT ROAD, UCKFIELD, TN22 5BH

WD/2026/1061/FR

RETROSPECTIVE APPLICATION FOR CONVERSION OF GROUND FLOOR INTO A BANKING HUB WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS.

15 HIGH STREET, UCKFIELD, TN22 1AG

WD/2026/1551/F

GARAGE CONVERSION AND A SINGLE STOREY REAR EXTENSION

15 GOLDCREST DRIVE, UCKFIELD, TN22 5QG

Refused:

WD/2026/0676/FR

RETROSPECTIVE APPLICATION FOR PLACEMENT OF A FULLY OFF-GRID SOLAR PANEL POD ACROSS TWO CAR PARKING BAYS FOR THE PURCHASING OF USED VEHICLES

CAR PARK, BELL WALK, UCKFIELD, TN22 5DQ

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.

Members noted the report.

Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) Order 2017 (as amended)

Application No. WD/2026/1211/PIP

APPLICATION FOR PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT COMPRISING A MINIMUM OF 4 AND A MAXIMUM OF 4 DWELLINGS

CRESS FARM, 20 LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

Parish: Uckfield

Members voted in support of the application in principle, with three members voting to support and one member stating they did not support the application. One member (Cllr. K. Bedwell) did not comment since they had a personal interest in the application and two members declined to comment.

Members felt that the application represented a welcome reduction in the number of dwellings, which would result in a lesser impact on traffic and the proposed land. Members also noted that the developer sought to mitigate some adjoining residents' concerns through increased separation distances and blank walls to alleviate overlooking. It was noted that there was a precedent for houses in this area that was approved and subsequently built from the sale of employment land for Sawmill Close and other nearby sites.

Although members supported the reduction in the number of dwellings, it was felt that this should not have been used to justify larger units, while concerns regarding scale, character and overdevelopment remained. Members noted that this was a brownfield site and that the NPPF supported the effective use of previously developed land. However, they felt that four x 2-bedroom and 3-bedroom dwellings would have been more appropriate to meet local housing need and reduce the impact of overdevelopment. Uckfield Town Council remained firm that it had to be the right housing in the right place, to meet local need.

The Committee considered that the cumulative development surrounding the site, including Ridgewood Place, Sawmills Close and the nine-unit Springfield development, needed to be properly taken into account. These developments had changed the site's relationship with its surroundings and created additional constraints and impacts, which should not simply have been used to justify further development.

The site had been identified within the Wealden District Council SHEELA mapping system since 2019, alongside the site now referred to as Sawmills Close. The SHEELA had considered that both areas should be looked at together, however, this had not occurred, despite the subsequent development surrounding the site. This was a point that Uckfield Town Council felt had led to new residents in Sawmill Close and on Red Clover Way raising their issues as, detailed in their responses, which must be read and understood in the context of this application.

It must also be noted that no other documentation has been changed or updated, including a response to the 7km Ashdown Forest SPA and SAC.

There were also a number of points raised, which the Committee wished to be taken into consideration:

- Members wished to see new consultee responses addressing matters previously raised;
- Members had received no additional information addressing the previous concerns regarding access or the impact on Lewes Road;
- The outstanding technical matters needed to be addressed before a decision is made;
- The proposed tandem parking arrangements required a clear response from East Sussex County Council, particularly given previous concerns regarding their acceptability;
- The proximity of the sewage drain required confirmation from Southern Water. Although the illustrative plan indicated that the proposed dwellings were no closer to the drain than

the existing development at Sawmills Close, this could not be relied upon as confirmation that the required separation, access and infrastructure requirements could be achieved;

- Members noted the absence of garages and requested a condition preventing their future addition without consideration of their impact on the site, unit sizes, and neighbouring residents.

8.0 CHANGES TO HOW PLANNING APPLICATIONS ARE DECIDED FROM 31 OCTOBER

To review the information received from Wealden District Council and question anything that needs clarification.

P59.10.26 It was **RESOLVED** that the clerk be instructed to draft a formal 'template' in accordance with the Government's New National Scheme of Delegation. This would assist members in forming structured responses to planning applications. It was proposed this would be used for all planning applications and should an application proceed to a Planning Inquiry, this would ensure that the Inspector was provided with a clear and structured record of the Town Council's concerns, supported by relevant evidence, documented information and appropriate planning policy references.

This procedure would also help ensure that Schedule 2 applications successfully passed through the new Gateway process and proceeded to 'Committee' for consideration.

Members wished to make the following comments on the changes effecting how planning applications were to be decided: -

- It was felt that the new government procedure removed local democracy and removed power from local people. Although this was being introduced to speed the planning process it resulted in increasing Government control;
- As the majority of applications would be decided by an Officer, transparency would be lost as applications would not be discussed in public;
- Members would request that the Minutes of meetings between the Planning Officer and the nominated District Councillor be available to the public on Wealden District Council's Planning Portal.
- This new procedure would remove the right of parish members and local residents to speak at planning meetings, a right that previously ensured all relevant views and concerns were considered and discussed by the committee.

The meeting closed at 7.57pm.