



UCKFIELD TOWN COUNCIL
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Chief Officer (Town Clerk)

A meeting of the **PLANS COMMITTEE** to be held on
Monday 5 October 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 28 September 2026.

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

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.

Chief Officer (Town Clerk)
29 September 2026

5.0 PLANNING APPLICATIONS

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

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

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

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.

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

Meeting of the Planning Committee

Monday 5 October 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 emailed to plans committee members for consideration and a public notice was put up on 17 September 2026.

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

4.0 Declaration of Interests

- 4.1 Cllr. Bedwell declared a personal interest in application and made no representation regarding the application.

5.0 Comments

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

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
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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.

6.0 Recommendations

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

Meeting of the Planning Committee

Monday 5 October 2026

AGENDA ITEM 8.0

8.0 CHANGES TO HOW WEALDEN DISTRICT COUNCIL DECIDE PLANNING APPLICATIONS FROM 31 OCTOBER –

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

1.0 Summary

1.1 The report is to advise Plans Members of a change in the Planning Process effective from the 31 October 2026.

2.0 Background

2.1 The Government is introducing a new National Scheme of Delegation for Planning Functions which will apply to planning authorities across England, including Wealden. This change to how planning applications will be decided will take effect from the 31 October 2026.

The new arrangements change which applications can be considered by Wealden's Planning Committee and which must be determined by Planning Officers.

Some applications, known as Schedule 1 applications, will have to be determined by Planning Officers. Others, known as Schedule 2 applications, could potentially be considered by Wealden's Planning Committee, but only through a new National Gateway Process.

This does not change the ability of parish and town councils, residents or other interested parties to comment on planning applications. The representations of the Town Council will continue to be considered as part of the assessment of an application.

What will change is the route by which an application can reach Planning Committee. An objection from a Parish or Town Council, a request from a District Councillor or a particular number of objections will no longer, by itself, mean that an application goes to committee.

3.0 The Changes

3.1 Wealden District Council have published a dedicated webpage explaining the changes in plain English, including Schedule 1, Schedule 2, the Gateway Process and how we will make Gateway decisions transparent:

<https://www.wealden.gov.uk/planning-application-changes-31-October-2026>

The page also includes a link to Planning Pulse Episode 22, Planning Decisions Explained: The National Scheme of Delegation, where Sam Batchelor and I talk through the changes in a little more detail.

4.0 Recommendations

4.1 Members are asked to review the information, and ask questions to be put to the District Council should anything need clarifying.

Contact Officer: Linda Lewis

See Appendix A.

Attached extract from Wealden District council web site.

Changes to how planning applications are decided from 31 October 2026

From 31 October 2026, new national rules will change how councils in England decide which planning applications are determined by planning officers and which can be considered by a Planning Committee. The changes are called the National Scheme of Delegation for Planning Functions. They apply nationally and Wealden District Council is required to follow them.

What you need to know

From 31 October:

- some types of planning application must be decided by planning officers
- other types will normally be decided by planning officers, but may be referred to Planning Committee through a new national gateway
- an application will not go to Planning Committee simply because a councillor, parish or town council, or a particular number of people object to it
- you can still comment on planning applications
- relevant planning matters raised through consultation will still be considered

Wealden will publish a record of applications considered through the new gateway, including the outcome and reasons.

The way an application reaches Planning Committee is changing. Your ability to comment on a planning application is not.

For more information, open the sections below.

Why is it changing

The Government has introduced national rules governing how planning decisions are made by councils in England.

Until now, councils have had greater freedom to set their own arrangements for deciding which planning applications are determined by officers and which are referred to Planning Committee.

The new National Scheme of Delegation creates a common framework which councils must follow from 31 October 2026.

This means some existing local arrangements, including automatic referral to Planning Committee following a councillor request or a particular number of objections, cannot continue in their current form.

What is changing

- You can still comment on planning applications.
- Parish and town councils can still make representations.
- Ward councillors can still raise planning issues and represent their communities.
- Planning officers will still consider relevant planning matters raised through consultation.
- Applications will still be assessed against the development plan, national planning policy and other material planning considerations.
- Where an application is considered by Planning Committee, the Council's arrangements for public participation will continue to apply.

The change is about who makes the final decision and how an application can reach Planning Committee. An officer decision does not mean an automatic approval. Planning officers can approve or refuse applications depending on the planning merits of the case.

The national rules place some planning functions into **Schedule 1**.

Schedule 1 applications must normally be decided by Planning Officers.

Examples include:

- householder planning applications
- minor commercial development
- certain minor residential developments involving up to nine homes on a site smaller than 0.5 hectares
- many applications to discharge planning conditions
- many reserved matters applications
- prior approval applications
- permission in principle applications
- non-material amendments to planning permissions
- certificates of lawfulness
- biodiversity gain plans

There are some specific exceptions and this is not the complete legal list.

The important point is that a Schedule 1 application cannot be referred to Planning Committee simply because it attracts objections, is controversial locally or a councillor asks for committee consideration.

There are separate provisions for applications where the Council, a councillor or an officer has an interest.

Schedule 2 covers applications which can potentially be considered by Planning Committee.

Examples include:

- planning applications which do not fall within the relevant Schedule 1 categories, including major planning applications
- some applications to vary planning conditions
- reserved matters applications relating to very large outline planning permissions
- listed building consent applications
- advertisement consent applications
- applications for consent for works to trees protected by a Tree Preservation Order

However, Schedule 2 does not mean Planning Committee.

The national starting point is that Schedule 2 applications will also normally be determined by planning officers.

For a Schedule 2 application to be referred to Planning Committee, it must pass the new gateway process

How does the Gateway Work

For a Schedule 2 application to be referred to Planning Committee, at least one of two national criteria must be met.

Criterion A

The application raises an economic, social or environmental issue of significance to the local area.

Criterion B

The application raises a significant planning matter, having regard to the development plan and any other material considerations.

Meeting one of these criteria does not automatically mean that an application will go to Planning Committee.

The nominated planning officer and nominated councillor must also agree that the application should be referred to Planning Committee.

If agreement is not reached, the application must be determined by planning officers.

The Government guidance states that the starting point for Schedule 2 applications is officer determination and that referral to Planning Committee should be exceptional.

Does Every Schedule 2 application go through the Gateway

No.

The national rules do not require the nominated planning officer and nominated councillor to consider every Schedule 2 application for possible referral.

Where a Schedule 2 application is not considered for referral, it will be determined by planning officers.

Can a Councillor still ask for a planning application to go to Committee

Councillors can continue to raise representations about planning applications and represent their communities. They may support an application or raise concerns about it.

However, a request from a councillor will no longer, by itself, require an application to be considered by Planning Committee.

Where an application is eligible for consideration for referral, any decision to refer it must follow the new national arrangements.

This replaces the previous ability for local council constitutions to provide an automatic councillor call-in to Planning Committee.

What about Parish and Town Council's

Parish and town councils remain important consultees in the planning process.

They can continue to comment on planning applications and their representations will continue to be considered as part of the assessment of an application.

However, an objection or request from a parish or town council will not automatically mean that an application goes to Planning Committee.

Where an application falls within Schedule 2, any referral to Planning Committee must take place in accordance with the new national arrangements.

Does a certain number of objections mean that a planning application goes to committee

No.

Under the new national scheme, councils cannot use a particular number of objections as an automatic trigger for referral to Planning Committee.

The number of representations received may form part of the wider context around an application, but it does not determine whether the application goes to Planning Committee.

When the planning application itself is considered, what matters is the substance of relevant planning issues raised, rather than simply the number of comments received.

What happens where a Council, councillor or officer has an interest

The national scheme contains separate arrangements for what are described as own interest applications.

These include applications made by the Council, a member or an officer, or applications where the Council or one of its members or officers has an interest.

These applications can be referred to Planning Committee where the nominated planning officer and nominated councillor agree that this should happen.

They do not need to meet the normal Schedule 2 gateway criteria.

These provisions allow appropriate committee consideration where there is a particular need for transparency and public accountability.

How will Wealden make a gateway decision transparent

We want it to be clear how the new arrangements are being used.

We will keep a record of cases considered for referral through the gateway.

The record will include:

- the planning application
- the outcome of the consideration
- the reasons for the decision

This information will be made available through the Council's website and published alongside other decisions made by the Council.

The register is available at all times and can be viewed here:

[View Wealden's published delegated decisions](#)

This means there will be a public record where an application has been considered through the gateway, showing what was decided and why.

What will happen if a nominated Planning Officer and nominated councillor disagree

Major planning applications will generally fall within Schedule 2.

However, being a major application does not automatically mean that an application will be determined by Planning Committee.

It must still be considered under the new national arrangements and, where referral is proposed, satisfy at least one of the gateway criteria and secure the agreement of the nominated planning officer and nominated councillor.

Will fewer applications go to committee

The new national scheme narrows the circumstances in which some applications can be considered by Planning Committee.

Schedule 1 applications must be determined by planning officers.

For Schedule 2 applications, the national starting point is also officer determination, with referral to Planning Committee being the exception.

The number of applications considered by Wealden's Planning Committees will depend on the applications received and how the national rules apply to individual cases.

What about applications that are already being considered

The new national arrangements come into force on 31 October 2026.

Planning decisions made from that date must comply with the new national scheme.

This means the new arrangements can affect applications which were submitted before 31 October but have not been determined before the new rules take effect.

When do the changes start

The National Scheme of Delegation for Planning Functions comes into force on 31 October 2026.

From that date, Wealden must make relevant planning decisions in accordance with the new national arrangements.

Remember

You can still have your say on planning applications.

What changes from 31 October is the national framework which determines who makes the final decision and which applications can be considered by Planning Committee.