



Minutes of the meeting of the Plans Committee held in the Council Chamber,  
Civic Centre, Uckfield on Monday 31 March 2025 at 7.00pm

Cllr. C. Macve (Chair)  
Cllr. D. Bennett

Cllr. K. Bedwell  
Cllr. S. Mayhew

**IN ATTENDANCE:**

Linda Lewis – Administrative Officer  
Minutes taken by Linda Lewis  
2 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, 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 for absence were received from Cllrs. J. Love and P. Ullmann due to work commitments.

**4.0 MINUTES**

**4.1 Minutes of the meeting held on 10 March 2025**

**P76.03.25** It was **RESOLVED** that the minutes of the Plans Committee of the 10 March 2025, 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**

**WD/2025/0452/P26 ASHDOWN HOUSE, LIBRARY WAY, UCKFIELD, TN22 1AR**

Proposed conversion of ground floor offices to form 3 no. dwelling units (comprising 1 x 1-bedroom and 2 x 2-bedroom).

**P77.03.25** It was **RESOLVED** to support the application, as members were in favour of using a brownfield site, which would provide much needed 1 bed and 2 bed accommodation.

**WD/2025/0541/F 71 MALLARD DRIVE, UCKFIELD, TN22 5PW**

Proposed garage conversion into bedroom.

**P78.03.25** It was **RESOLVED** to support the application, as many precedents of similar works were in the vicinity and this would therefore be in keeping with the street scene. It was felt that there would be no effect on parking, since the garage was not currently used for a vehicle.

**WD/2025/0434/F THE OLD QUARRY, SNATTS ROAD, UCKFIELD, TN22 2AP**

Conversion of existing carport to habitable accommodation. Extension to existing first floor balcony.

Members discussed at length the detrimental effect of light and noise from the balcony effecting habitats of species close by and also referred to the Decision Notice of the original application no. WD/2015/2819/F regarding parking.

**P79.03.25** It was **RESOLVED** to object to the application as members considered that light and noise pollution from the use of the balcony would be detrimental to wildlife, being in close proximity to where bats were, and its close proximity to ancient woodland, which was a core site of diverse habitats, and therefore against NPPF193C. The species affected would be roosting bats and bats commuting across the site, dormice and nesting birds. Whilst it was noted that badgers were not on the site, they were on Downlands Farm.  
Members also wished to query whether this application would affect the parking provision mentioned in the decision notice for the original application WD/2015/2819/F, dated the 7<sup>th</sup> June 2016 and the items mentioned within and as below:-  
Item No 5 – Parking and turning areas  
Item No 6 – enhancements at the site for biodiversity purposes, in accordance with the Ecology Reports, shall be in accordance with the approved details and thereafter so retained.  
Item No 7 - The development shall proceed in accordance with the Arboricultural Method Statement, including all recommendations and enhancement work.

**WD/2025/0461/F 24 NORTH ROW, UCKFIELD, TN22 1ES**

Constructing dropped kerb and crossover from highway to ex drive.

**P80.03.25** It was **RESOLVED** to support the application as it would remove a vehicle from the roadway to safely park on the property.  
One member abstained from the vote.

**WD/2025/0609/F 97 HUNTERS WAY, UCKFIELD, TN22 2BB**

Proposed conversion of garage including addition of roof lights and changes to fenestration and infill extension.

**P81.03.25** It was **RESOLVED** to support the application, as many precedents of similar works were in the vicinity and this would therefore be in keeping with the street scene.

## **6.0 DECISION NOTICES**

### **Refused:**

WD/2025/0227/F

PROPOSED CAR PORT OVER EXISTING PARKING SPACE.

35 MANOR WAY, UCKFIELD, TN22 1DF

The clerk advised the committee that the agent had made contact regarding their response to the application which was decided upon outside the cycle of Plans Committee meetings. As members had commented 'no objection' this could not be registered as in support of the application, which meant that the decision could not be referred to the local ward member. The agent had therefore requested that members response to applications should be either positive or negative.

The clerk had sought clarity on this from Wealden Planning and the following procedures for enabling the local ward member to either approve delegation, or to refer an application to Planning Committee, as set out in the Constitution of Wealden District Council, under Scheme of Delegation was received in response and circulated to members' prior to the commencement of the meeting.

This stated that applications would be referred to Committee when:

*Approval of a planning application where 3 or more objections have been received (from different households), **or a substantiated material planning objection has been received from the local Parish or Town Council [my emphasis], and the Local***

*Member has not agreed to the delegated approval of the application, subject to the Local Member giving relevant material planning reasons for not so agreeing.*

*Refusal of a planning application where 3 or more statements of support have been received (from different households), **or a substantiated material planning statement of support has been received from the local Parish or Town Council [my emphasis]**, and the Local Member has not agreed to the delegated refusal of the application; subject to the Local Member giving relevant material planning reasons for not so agreeing.*

For the above reasons the clerk reminded members to ensure that material planning statements of support or objection should be included within their responses, to avoid any future confusion.

Members felt this pedantic of the District Council and were frustrated that in the last five years as a Town Council, definitive and detailed responses had been given to applications quoting policy, NPPF and local policy, yet in the example of Cysleys Farm, which went to committee only last week, none of the points members had raised were discussed, or even considered for mitigation by the ward members, by the committee or the planning officer.

It was felt that the comment of no objection should have been queried by the Planning Officer to clarify at the time and felt that this was an example that the District Council was not listening, especially when it was the agent that had to bring this to the committees' attention.

**Withdrawn:**

WD/2024/2792/F

INSTALLATION OF A TIMBER GARDEN ROOM IN THE GARDEN  
46 CHURCH STREET, UCKFIELD, TN22 1BT

Members noted the Decision Notices.

**7.0 TREE PRESERVATION ORDERS**

TM/2025/0036/TPO

REDUCE CROWN OF 3 SYCAMORE TREES BY 2M, PRUNE BRANCHES BY UP TO 2M BACK TO THE BOUNDARY AND REMOVE IVY WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 61,1989  
26 KNIGHTS MEADOW, UCKFIELD, EAST SUSSEX, TN22 1UX

TM/2025/0056/TPO

FELL TWO OAK TREES WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 10, 1988  
13 FORGE RISE, UCKFIELD TN22 5BU

Members asked why were mature oak trees being felled in a Tree Preservation Area. It was queried whether this application was from the tenant or the owner of the property. It was also to be mentioned that there was an established owl box in one of these huge oak trees and in an area known to have bats.

**P82.03.25** It was **RESOLVED** to object most strongly to the application and would ask that the Planning Officer refer this to the Tree Officer of Wealden District Council.

TM/2025/0068/TPO

TREE WORKS AS PER SCHEDULED WITHIN TREE PRESERVATION ORDER (UCKFIELD) NO 31/1, 1989  
COPPER BEECH NURSING HOME, EASTBOURNE ROAD, RIDGEWOOD, TN22 5ST

TM/2025/0081/TPO  
REDUCE CROWN OF 4 OAK TREES AND 2 SYCAMORE TREES BY UP TO 30%  
BACK  
TO SUITABLE GROWTH POINTS AND REBALANCE WITHIN TREE PRESERVATION  
ORDER (UCKFIELD) NO 61, 1989  
87 BROWNS LANE, UCKFIELD TN22 1UW

Members noted TPO's.

The meeting closed at 7.22pm.