



BUXTED

PARISH COUNCIL

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28th May 2024

MINUTES OF PLANNING COMMITTEE MEETING

Minutes of the Buxted Parish Council Planning Committee meeting held at 7.00 p.m. on 28th May 2024 in St Marys Church Hall, Buxted.

Present: Cllr Smith (Chair), Cllr Coxon, Cllr Duck, Cllr Marshall, Cllr Roberts, Cllr Humphrey, Cllr Rose and Cllr Blandford. Clerks: Beccy Macklen and Claudine Feltham. ESCC Cllr Galley (in part). There were 10 members of the public present at this meeting.

One member of the public spoke in connection with Little Farm, Burnt Oak Road.
Another member of the public spoke in connection with agenda item 4.1.

1. **Apologies for absence.**
Apologies were received and accepted from WDC Cllr Shaw.
2. **To approve the minutes of the previous meeting.**
The minutes of the previous were approved and signed as a true record.
3. **Declaration of Members personal and prejudicial Interests in respect of items on this agenda**
Cllr Rose declared interest in agenda item 4.1 as he knows the applicant.
Cllr Humphry declared an interest in respect of agenda 4.3 as he knows the applicant.

4. Planning Applications

4.1 *At the request of the representative for the applicant, this application has been added to the agenda so that members of the parish council can consider the comments made during public session when the representatives/agent attends the planning committee meeting:*

Application: [WD/2024/0480/O](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164961>

Expiry date for comments: Extension requested but declined by WDC.

Location: LAND NORTH OF A272, POUND GREEN, BUXTED

Description: residential development comprising up to three detached one/two storey dwellings.

Buxted Parish Council response to Wealden District Council: Members considered the layout of the site and the access onto the main A272 road. Members remained concerned over the access being on a blind corner, where motorists tend to drive above the speed limit on this section of the road. Neighbours had also commented that had similar concerns. The majority of members agreed to keep their comments on this application as already submitted to WDC, without change.

4.2 **Application:** [WD/2023/2729/MRM](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163854>

Expiry date for comments: 15th May 2024, extension granted by WDC to 28th May 2024

Location: LAND WEST OF FIVE ASH DOWN ROAD, COOPERS GREEN, UCKFIELD

Description: Reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission WD/2020/1088/MAO (outline planning application (all matters reserved except for means of access) for the development of land for up to 35 no. residential dwellings) for the construction of 33 no. dwelling houses, including affordable housing, together with associated landscaping, parking, amenity space and refuse storage.

Amended Plans Received

Buxted Parish Council response to Wealden District Council: Members discussed the amount of hard standing within the design which is being used for parking. Permeable parking surfaces would be preferred to mitigate the amount of run off water from the hard standing areas. The parish council agree with objections put forward by other consultees on this application and are encouraged that the water authorities are taking on more responsibility.

4.3 **Application:** [WD/2024/1020/F](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165599>

Expiry date for comments: 24th May 2024, extension granted to 28th May 2024

Location: BRECON, FIVE ASH DOWN, UCKFIELD, TN22 3AP

Description: proposed detached oak framed garage

Buxted Parish Council response to Wealden District Council: no objections.

4.4 **Application:** [WD/2024/0933/F](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165500>

Expiry date for comments: 28th May 2024

Location: OLD TOLL COTTAGE, UCKFIELD ROAD, POUND GATE, CROWBOROUGH, TN6 3TA

Description: rear extension, internal alterations and porch removal.

Buxted Parish Council response to Wealden District Council: no objections

5. Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:

5.1 Application: [WD/2024/0480/O](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164961>

Expiry date for comments: Extension requested but declined by WDC.

Location: LAND NORTH OF A272, POUND GREEN, BUXTED

Description: residential development comprising up to three detached one/two storey dwellings.

Response submitted to WDC: Members reached a majority vote to object to this application. As considered within the WDC SHELAA report – this site is not considered suitable for development; the site is of moderate sensitivity to development, poor access options, poor visibility for access, no opportunity to improve the connectivity between the village centre and the site.

5.2 Application: [WD/2023/2742/FR](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163869>

Expiry date for comments: 16th May 2024

Location: LAVEROCK, ST RAPHAELS, BUXTED, UCKFIELD, TN22 4JS

Description: Retrospective proposal to change the flat roof of an existing extension in to a pitched roof to match the main property. Works to also include the installation of an aluminium apex window and set of bifold doors for new kitchen area. Also to construct a bay window to the rear of the property to match the other rear bay windows.

Response submitted to WDC: no objections.

5.3 Application: [WD/2024/0716/F](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165247>

Expiry date for comments: 15th May 2024

Location: VILLAGE HALL, CHURCH ROAD, BUXTED, TN22 4LP

Description: conversion of existing redundant parish hall to single unit dwelling change of use (from 'F2 – local community' to 'C3 – dwellinghouses') associated internal & external alterations

Response submitted to WDC: Please note: Buxted Parish Council own the 'Village Hall' (known as The Reading Room). All members of Buxted Parish Council declare an interest, by virtue of being Councillors, in respect of this application (no Cllrs have any financial links to the sale of the Reading Room). No objections.

5.4 Application: [WD/2024/0764/FA](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165298>

Expiry date for comments: 7th May 2024

Location: TEMPLE GROVE, UNIT 7, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY

Description: variation of conditions 12 and 17 of WD/2020/2230/F (demolition of existing medical centre building. residential development for the erection of two detached dwellings, associated garages and parking. provision of new internal vehicular access and landscaping.) to make minor adjustments to the design of the dwellings

Response submitted to WDC: No objections.

6. Applications determined/updated by Wealden District Council

6.1 Application No. [WD/2024/0353/FA](#)

Description: Variation of condition 9 of WD/2018/1258/F (demolition of existing single storey dwelling, garage, outbuildings, and swimming pool. Proposed replacement dwelling, garage and annexe. Associated landscape works). Minor changes to window size and location. Minor changes to floor levels. Changes to landscape.

Location: TURKLAND, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AB

Decision: Approved

- 6.2 Application No. WD/2023/3114/FA
Description: variation of condition 12 OF WD/2023/1043/F (demolition of existing scout hut and erection of new single storey building to serve as scout headquarters) - * remove a number of windows (including all roof lights, low-level (large) windows and 1 no french doors with top light)* reduce the height/level of the ground floor floor by 500mm to minimise external ground build-up and replace access ramps with level-access path
Location: SCOUT HALL, FRAMFIELD ROAD, BUXTED, TN22 4LE
Decision: Approved
- 6.3 Application No: WD/2024/0220/FR
Description: part retrospective application for removal and rebuilding of existing retaining wall and installation of new hardwood gate.
Location: HEWINGS, HURSTWOOD ROAD, HIGH HURSTWOOD, UCKFIELD, TN22 4BE
Decision: Approved
- 6.4 Application No: WD/2023/2157/MAJ
Description: Erection of 49 no. dwellings, access, landscaping and associated infrastructure
Location: LAND NORTH OF THE A272, BUXTED, TN22 4BA
Decision: Refused
- 6.5 Application No. WD/2024/0430/FR
Description: retention and relocation of toilet and shower block.
Location: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, TN22 4AN
Decision: Approved
- 6.6 Application No. WD/2023/1131/F
Description: conversion of existing redundant brick bull pens into farm dwelling
Location: READS FARM, ROCKS LANE, HIGH HURSTWOOD
Decision: Approved
- 6.7 Application No. WD/2024/0676/F
Description: proposed single storey rear extension and alterations.
Location: TEELINGS COTTAGE, COOPERS GREEN ROAD, UCKFIELD, TN22 3AA
Decision: Approved
- 6.8 Application No. WD/2023/3079/F
Description: PROPOSED HOLIDAY-LET CONVERSION OF DISUSED BOTHY
Location: THE BOTHY, GROVESIDE, HERONS GHYLL, TN22 4DB
Decision: Approved
- 6.9 Application No. WD/2023/1075/F
Description: the removal of outbuildings and the erection of one dwelling with parking, new vehicular entrance and carport.
Location: ROCK LODGE, SANDY LANE, COOPERS GREEN, UCKFIELD, TN22 3AE
Decision: Approved
WDC comment to WPC: *The Parish Council concerns are noted. Following the receipt of further information including a speed survey and details of how vehicles would turn within the site ESCC Highways Authority raise no objection to the development proposal on highway impact/safety grounds and consider a highway objection would be difficult to justify in this instance. It is considered that the site is relatively well contained in the landscape and refusal on landscape/character grounds thirty years after the previous appeal decision could not be sustained.*

- 6.10 Application No. WD/2024/0246/F
Description: infill extension to the front elevation and erection of timber pergola between existing garage and house.
Location: HOUSE HOLLY HOUSE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA
Decision: Approved

7. Appeals/Enforcement

- 7.1 Town and Country Planning Act 1990 Appeal by Signature Care Sussex Limited (the Appellant)
Site: LAND AT COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD, TN22 3AA
Proposal: C2 RESIDENTIAL CARE HOME. Planning Inspectorate Ref: APP/C1435/W/24/3339112
Information from WDC: The Council refused to grant the necessary permission for the above site, and the reasons for refusal can be viewed on the Council's website at www.planning.wealden.gov.uk. The Planning Inspectorate has received notice of a planning appeal against this decision. The Secretary of State considers that the written representations procedure be followed for this appeal. This procedure requires that those owners and occupiers of properties near the site and those who expressed a view at application stage be informed of the appeal and be given the opportunity to submit further views in writing. Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.

8. Applications of note being considered by WDC Planning Committee

- 8.1 The following application was considered by Wealden District Council Planning Committee North on 18th April, with the officers recommendation for approval.
Application No: WD/2023/2157/MAJ
Description: erection of 49 no. dwellings, access, landscaping and associated infrastructure.
Location: LAND NORTH OF THE A272, BUXTED, TN22 4BA

9. Applications received after the publication of this agenda, but available on the WDC website.

10. Other issues for consideration

11. Write to Niall Mileman, Enforcement at WDC to advise that we strongly support the enforcement action at Little Farm Burnt Oak Road, High Hurstwood. The parish council would like to be kept informed of the action being taken, where appropriate.

Any urgent matters

Meeting closed at 1935 hours

Claudine Feltham - Clerk to Buxted Parish Council

