



BUXTED

PARISH COUNCIL

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21st November 2024

MINUTES OF PLANNING COMMITTEE MEETING

Minutes of the Buxted Parish Council Planning Committee meeting held at 7.00 p.m. on 21st November 2024 in Five Ash Down Village Hall.

Present: Cllr Smith (Chair), Cllr Furber, Cllr Coxon, Cllr Mallett, Cllr Rose, Cllr Roberts and Cllr Blandford. Also present: Claudine Feltham and Beccy Macklen (Clerks) and WDC Cllr Shaw.

There were 15 members of the public present at this meeting.

Four members of the public spoke in connection with their strong objections to the proposals (agenda item 4.1) [WD/2024/2481/MAO](#). The basis of the objections include; impact on nearby Grade II listed properties, previous (nearby) Planning Inspectorate refusal reasons, case law, access, traffic and road safety, impact on local businesses and employment, density of the development, sewerage and flooding, impact on nature and wildlife.

1. Apologies for absence.
Apologies were received and accepted from Cllr Humphrey
2. To approve the minutes of the previous meeting
The minutes were approved as a true record.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.
Cllr Roberts declared a pecuniary interest in respect of agenda item 4.1 as he owns a property adjoining the site.
Cllr Rose declared an interest in respect of agenda item 4.2 as the applicants are known to him.
4. Planning applications
- 4.1 Application: [WD/2024/2481/MAO](#)
Deadline for response to WDC: 29th November 2024
Location: Land North of Buxted Road, Coopers Green, Five Ash Down, Uckfield, TN22 4AT
Description: outline application with all matters reserved except for access (excluding internal estate roads) for the erection of up to 80 residential units, with the associated vehicular and pedestrian access from Buxted Road and associated infrastructure, landscaping, and public open space
Link to documents on WDC website:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=167356>

Buxted Parish Council response: Buxted Parish Council Planning Committee **STRONGLY OBJECT** to this planning application. The site was assessed by Wealden District Council SHELAA process (site reference: 020/1990) and the conclusion was the site was **not suitable for housing**. Within the assessment it commented on the close proximity of Grade II listed buildings and a Grade II listed park; 'It is considered that residential development in this location would have a detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon Buxted Park'.

This site lays between Coopers Green House (Grade II listed) and the Oast Farm Shop.

A planning application for 33 dwellings at a nearby location was dismissed by the Planning Inspectorate, ref: APP/C1435/W/21/3289619 (land to the rear of The Walled Gardens, Five Ash Down, TN22 3AG). The Planning Inspectorate report specified the negative impact on the nearby listed buildings, as well as referring to Steer (Catesby Estates Ltd and SSCLG v Steer [2018] EWCA Civ 1697) where the Court of Appeal confirmed that the setting of heritage assets is not necessarily confined to visual or physical impact.

The parish council planning committee consider that this current application should be awarded the same heritage considerations.

Oast Farm, situated just to the east of the site, is a thriving small business that consists of a farm, farm shop, café and fishing lake. The proposal of 80 houses adjacent to this site (within 10m of the farm shop) would most definitely impact on their tranquil setting. Wildlife observed at Oast Farm includes (and not limited to); Heron, Moorhen, Kingfisher, dragonflies, mayflies, deer, badger and fox.

The parish council would like to highlight the Geodiversity and Nature Recovery in the High Weald report (June 2024), commissioned by Natural England, and the suggested Nature Recovery Corridor (northern section), Five Ash Down is within the heart of this corridor.

A housing development adjacent to Oast Farm is likely to have a significant negative impact on the business, and in turn on employment of 15 local people and support to other local businesses, and valuable service provision to both local residents and visitors.

The planning committee have listened to the concern of the parishioners, which include: coalescence and removal of strategic buffer zone/ eroding the boundary between Five Ash Down and Buxted, thus altering the rural character of the area, sustainability, significant concerns over traffic and highway safety, lack of local resources including doctors and schools, pollution, flooding and sewerage

In summary; the parish council object to this application as detailed above, and on the material planning reasons of noise & disturbance, traffic & highway safety, environmental impact, heritage and conservation, compliance with policy.

It was noted that the Highways report was not yet available, and the parish council may wish to add further comment once this report is available

All members of the public left prior to agenda item 4.2 being considered

4.2

Application: [WD/2024/2244/F](#)

Deadline for response to WDC: extension to 27th November granted.

Location: Ivy Barn Farm, Pound Green, Buxted, TN22 4AP

Description: Conversion of agricultural building into a residential dwelling.

Link to documents on WDC website:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=167065>

Buxted Parish Council response to WDC: this is a particularly dangerous location onto the A272, without any footpath. Members object to this application on the grounds of the access.

5. **Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:**
6. **Applications determined/updated by Wealden District Council**
7. **Appeals/Enforcement**
8. **Applications of note being considered by WDC Planning Committee**
9. **Applications received after the publication of this agenda, but available on the WDC website.**
10. **Other issues for consideration**
11. **Any urgent matters**

Meeting closed at 1945 hours

Claudine Feltham - Clerk to Buxted Parish Council