



# BUXTED

## PARISH COUNCIL

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3<sup>rd</sup> April 2023

The Chairman and Members of the Planning Committee  
The Chairman and Vice Chairman of the Council.

### NOTICE OF MEETING

Members of the Buxted Parish Council Planning Committee are summoned to attend the Planning Committee meeting to take place at 7.00p.m. on Tuesday 11<sup>th</sup> April 2023 in St Marys Church Hall, Buxted.

The public have a right and are welcome to attend. Members of the public may speak or ask questions when invited by the Chairman, prior to the formal opening of the meeting. If any member of the public would like to make comments to Wealden District Council, in support or objection to an application, then please email: [planning@wealden.gov.uk](mailto:planning@wealden.gov.uk)

1. Apologies for absence.
2. To approve the minutes of the previous meeting
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda
4. **Planning Applications**
  - 4.1 **Application: [WD/2022/0648/MAO](#)**  
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA  
Description: Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access.
    - Request from parishioner to re consider this application and take note of the Ecology Consultation which can be found on this [link](#)
  - 4.2 Application: [WD/2023/0578/F](#)  
Expiry date for comments: 14<sup>th</sup> April 2023  
Location: GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY  
Description: Erection of home office/gym
  - 4.3 Application: [WD/2023/0218/F](#)  
Expiry date for comments: 14<sup>th</sup> April 2023

Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT

Description: proposed new dwelling and detached garage. Amendments to that approved under WD/2020/1857/F.

4.4 Application: [WD/2023/0810/F](#)

Expiry date for comments: 18<sup>th</sup> April 2023

Location: WAYSIDE, BUXTED WOOD LANE, BUXTED, TN22 4QE

Description: new timber framed garage

4.5 Application: [WD/2022/2959/F](#)

Expiry date for comments: 18 April 2023

Location: HOLLIES, HIGH STREET, BUXTED, TN22 4JU

Description: proposed first floor side extension to create annexe.

4.6 Application: [WD/2023/0853/FR](#)

Expiry date for comments: 21 April 2023

Location: MEDLEYS FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA

Description: Proposed retrospective use of existing detached outbuildings as holiday lets.

5. **Applications considered by email due to the deadline set by WDC**

6. **Applications determined/updated by Wealden District Council**

6.1 Application: WD/2021/2766/F

Description: demolition of existing structures and construction of 9 no. residential dwellings together with new access, landscaping and parking

Location: FORMER POUND GREEN NURSERIES, POUND GREEN, BUXTED, TN22 4PH

Decision: Approved

6.2 Application No. WD/2022/1073/F

Description: erection of 2 no. dwellings, access, landscaping and associated infrastructure.

Location: BUDLETT'S MANOR, BUDLETT'S LANE, COOPERS GREEN, UCKFIELD, TN22 3AE

Update: Withdrawn

7. **Appeals/Enforcement**

8. **Applications of note being considered by WDC Planning Committee**

WD/2022/2455/F

Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU

Description: Demolition of existing garage, replacement single garage, new access and erection of a single dwelling and double garage

Decision: RESOLVED that A. Planning permission BE GRANTED, subject to the receipt and consideration of the views of Natural England upon the Appropriate Assessment of impacts upon the SPA as set out in this report, subject to the conditions below and subject to completion within a timely manner of a Section 106 Agreement to secure: 1) A financial contribution securing SANGS/SAMMs to ensure there is no adverse impact on the Ashdown Forest SPA arising from the dwelling and additional condition 12 as set out in the Officer Update as follows: lines / a visibility splay of 2.4m x 43m shall be provided each side of the proposed access, within which there shall be no obstruction to visibility above a height of 600mm above each carriageway level. No gates, fences or walls shall be constructed within the sight lines / visibility splay. HW16

OR B. Planning permission BE REFUSED if the Section 106 Agreement (required under recommendation A) is not completed within a reasonable timescale for the following reason: The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the application can achieve, through an appropriate mechanism, the necessary mitigation measures in respect of the increased recreational pressures the development would be likely to bring on the Ashdown Forest Special Protection Area. In the absence of such committed measures to offset the

impact of the development, the application conflicts with Saved Policies EN1 and EN15 of the Wealden Local Plan 1998, Policy WCS12 of the Core Strategy Local Plan 2013; and it would not be compliant with regulation 63 of the Habitats Regulations 2018. NOTE: The applicant should contact the case officer as soon as possible to discuss timescales for completion of the necessary Section 106 Agreement and to discuss whether any extended time is agreed

*Comment to the Parish Council: The Parish Council concerns are noted. The proposed dwelling would be 3m from the party boundary and almost 5m from the neighbour's flank wall. It is considered that the siting of the proposed dwelling forward of the neighbour's rear elevation would reduce overlooking/privacy concerns to the rear. The proposed house design is considered to be more in keeping with the character of development in the locality and given the plot size could not be considered to be overdevelopment. The existing and proposed dwellings would be served by separate driveways.*

9. **Applications received after the publication of this agenda, but available on the WDC website:**
10. **Other issues for consideration**
  - Cllr Marshall; consideration to ask WDC for all future new builds homes to be carbon neutral.
11. **Any urgent matters**

***Claudine Feltham  
Clerk to the Council***

Copy to ESCC Cllr R Galley, WDC Cllr Illingworth