



BUXTED

PARISH COUNCIL

Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN
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3rd October 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 10th October 2023 at Five Ash Down Village Hall.

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

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/2023/2122/F

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163125>

Expiry date for comments: 9th October 2023

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

Description: porch on front elevation of dwelling. Detached garage.

4.2 **Application:** WD/2023/2084/FR

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163076>

Expiry date for comments: 11th October 2023

Location: NEW FARM HOUSE, STOCKLANDS LANE, HADLOW DOWN, TN22 4EA

Description: Part retrospective application for the demolition of part of existing unauthorised balcony to create an access platform to accommodate newly installed bi-fold doors

Comment: this application has been sent to BPC as it is within 10 metres of the boundary

4.3 **Application:** WD/2023/2287/F

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163327>

Expiry date for comments: 11th October 2023

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

Description: rear ground floor extension with 2 roof lights - loft conversion with front & rear dormers - removal of flat roof at front of property and replacing with pitched roof.

- 4.4 **Application:** *WD/2023/2288/LDE*
Link to documents on web: [Planning and Building Control - Wealden District Council](#)
Location: TOLL FARM COTTAGE, POUND GREEN, BUXTED, TN22 4PJ
Description: use as a dwelling without complying with the condition (agricultural occupancy) attached to planning permission T/52/8633/4C
- 4.5 **Application:** *WD/2023/2142/FR*
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163156>
Expiry date for comments: 18th October 2023
Location: 27 MICHELHAM ROAD, UCKFIELD, TN22 1NA
Description: retention of existing boundary fence
Comment: this application has been sent to BPC as it is within 10 metres of the boundary.
5. **Applications considered by email due to the deadline set by WDC**
6. **Applications determined/updated by Wealden District Council**
- 6.1 Application No. *WD/2023/1258/F*
Description: TWO STOREY FRONT EXTENSION
Location: NORDENS, BUDLETTS LANE, COOPERS GREEN, UCKFIELD, TN22 3AE
Decision: approved
- 6.2 Application no. *WD/2023/1096/FR*
Description: retention of dormer and single-storey side/rear extension as built including log store with proposed fenestration alterations. Partial demolition of unauthorised terrace and undercroft to rear to retain reduced external terrace and create a garden room/pool plant room at a lower level. Installation of retaining wall along north-western boundary. Retention of existing land levels within garden to the rear of the retained terrace and undercroft
Location: Pippins, Hurstwood Road, High Hurstwood, Buxted, TN22 4BE
Decision: approved
Comments from WDC Planning to BPC: Response to Parish Council: The concerns of the Parish Council and local residents are acknowledged. Careful consideration has been given to the concerns raised and officers have visited the site and neighbouring properties to establish impact and to try and find an acceptable compromise. While the single storey rear extension is deeper than proposed it is set off party boundaries and amended plans have been submitted to reduce glazing facing the attached neighbour and to provide obscure glazing where appropriate. This may be controlled by condition. It is considered that neighbour impact is acceptable. The elevated terrace 'as built' is overbearing and dominant and completely out of character with a semi detached dwelling. An area measuring approximately 8m x 4.7m would be removed under the current proposals. While the remaining terrace would still be significant in size there would be some balustrade screening to the attached neighbour to mitigate impact. There is a mutual degree of overlooking of rear gardens at present. While reference is made to the permitted scheme that proposed a patio extending right onto the boundary and a window looking directly towards the neighbour in addition to uncertainty about levels. On balance it is considered that the current proposals for a reduction would have an acceptable impact The comments with regard to the additional accommodation under the terrace are noted. However, although it may be argued that accommodation at this level is not in keeping with neighbouring dwellings, the rear of the dwelling backs onto woodland and it is not open to public vantage points. The lower level accommodation would not impact on the neighbours. On balance this does not cause sufficient harm to warrant refusal. The garden levels have been raised using excavated soil. The increase in levels does not directly impact on neighbouring properties. Remedial steps would be taken as part of these proposals to provide a drain along the northern boundary to ensure no adverse impact on the neighbouring dwelling to the north.
- 6.3 Application No. *WD/2023/0878/F*

Description: ERECTION OF 1.0M HIGH SECURITY FENCE ALONG THE BOUNDARY WITH THE HIGHWAY WITH AUTOMATIC SECURITY GATES AND SOLAR PANELS TO EXISTING OUTBUILDINGS.

Location: HOMESTEAD COTTAGE, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BE

Decision: approved

6.4 Application No. WD/2023/1241/F

Description: 1 NO. NEW DETACHED DWELLING WITH ATTACHED GARAGE

Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

Decision: approved

7. Appeals/Enforcement

7.1 Appeal Ref: APP/C1435/W/22/3301369

Location: 1 Westrow House, Rocks Lane, High Hurstwood, Buxted, TN22 4BN

Decision: Appeal dismissed

7.2 Appeal ref: APP/C1435/C/22/3299001

Location: Land at Little Farm, Burnt Oak Road, High Hurstwood, Buxted, East Sussex

Appeal dismissed

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

To consider if the parish council should lobby WDC Cllr Shaw to request for WDC to change their policy of not informing neighbours of planning applications by letter.

11. Any urgent matters

Claudine Feltham - Clerk to Buxted Parish Council