



BUXTED

PARISH COUNCIL

Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN
e: clerk@buxted-pc.gov.uk w: buxtedparishcouncil.gov.uk

22nd May 2024

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 7.00 p.m. on 28th May 2024 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

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 ***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.
 - 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

- 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
- 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.
- 4.5 **Application:**
Link to documents on web:
Expiry date for comments:
Location:
Description:
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 1no 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
REFUSED

9. **Applications received after the publication of this agenda, but available on the WDC website.**
10. **Other issues for consideration**
11. **Any urgent matters**

Claudine Feltham - Clerk to Buxted Parish Council