



# BUXTED

## PARISH COUNCIL

Clerks: Ms B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN  
t: 01435 812798 e: clerk@buxted-pc.gov.uk w:buxtedparishcouncil.gov.uk

12<sup>th</sup> July 2022

### MINUTES OF THE PLANNING COMMITTEE JULY 2022

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.30p.m. on Tuesday 12<sup>th</sup> July 2022 at Five Ash Down Village Hall.

Present: Cllrs McQuarrie (chairman), Blandford, Humphrey, Marshall, Roberts, Rose, Wilson  
There were 5 members of the public present for the planning committee.

3 spoke strongly objecting to WD/2022/1252/F.

2 were in attendance regarding WD/2022/1015/F and advised they were the applicants and available to answer any question members may have.

1. **Apologies for absence**

Claudine Feltham (COVID)

2. **Declaration of Members personal and prejudicial Interests in respect of items on this agenda**

Cllr McQuarrie declared a personal interest in items 4.1, 4.2 and 4.5 on the agenda by virtue of knowing applicants to each application

Cllr Blandford declared a personal interest in items 4.1 and 4.5 on the agenda by virtue of knowing applicants to each application

Cllr Coxon declared a personal interest in item 4.2 on the agenda by virtue of living next door to the site.

Cllr Rose declared a personal interest in item 4.1 on the agenda by virtue of knowing the applicants.

3. The minutes of the Planning Committee held on 14<sup>th</sup> June 2022 be approved and signed as a correct record by the Chair.

4. **Planning Applications**

4.1 Application: [WD/2022/0970/RM](#)

Expiry date for comments: 5<sup>th</sup> July 2022 – extension requested from WDC

Location: ABBEY HOUSE AND GRASMERE, FRAMFIELD ROAD, BUXTED, TN22 4LE

Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2019/2456/O (OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR THE DEVELOPMENT OF 5 NO. DWELLINGS AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING).

The parish council reiterates its objections and recommends **refusal** on the following grounds, 1. the site is too overdeveloped, and three houses would be more appropriate for the site; 2. It could

set a precedent for all the properties along this side of Framfield Road to do the same which would effectively be a small-scale housing development with no community gain.

The Parish Council would also comment on the Waste Management request to install double yellow lines along Framfield Road. This suggestion is unworkable and should not be a requirement of any permission, given that the road is used daily for resident parking as no driveways exist.

4.2 Application: [WD/2022/1015/F](#)

Expiry date for comments: 12<sup>th</sup> July 2022

Location: PLOVERS CREST, PLOVERS BARROWS, BUXTED, TN22 4JP

Description: RELOCATION AND DEMOLITION OF OUTBUILDINGS TO ERECT DETACHED DWELLING AND GARAGE. OUTBUILDING RELOCATED TO REPLACE EXISTING GREENHOUSE. RECLADDING OF EXISTING BARN.

No objection – recommend **approval**. Although the site is outside the development boundary, the development as proposed would improve the layout of the site and tidy up the property.

The Parish Council would request that any permission would include no new access onto Redbrook Lane. It would also ask for the rare Wych Elm protected with a Tree Preservation Order especially given that Beeches T9 and T10 are to be heavily crowned.

4.3 Application: [WD/2022/1094/F](#)

Expiry date for comments: 12<sup>th</sup> July 2022

Location: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN

Description: REPLACEMENT STABLES, TACK ROOM AND SOLARIUM.

No objection – recommend **approval**

4.4 Application No. [WD/2022/1252/F](#)

Expiry date for comments: 21 July 2022

Location: PIPPINS, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BE

Description: ADDITION OF GARDEN TERRACE TO REAR OF HOST DWELLING WITH WORKSHOP AND STORAGE UNDER

Strongly Object and recommend **refusal** on the following grounds:

1. The scheme as currently approved does not include a roof terrace which has resulted in an unacceptable impact on the neighbouring properties. What was approved was two steps below floor level as clearly shown on the approved elevations. As now submitted the terrace is incongruous, overbearing and overlooking the neighbouring property.
2. The application now consists of a usable workshop and storage space below the terrace thus increasing the length and height of the terrace equating to a 29% larger scheme than that approved. The workshop is a giant concrete space which is not in keeping with the adjacent gardens and is large and overbearing and sits close to the boarder of the AONB.
3. The terrace as currently constructed looms over the gardens to either side where the statement says the topography of the land will obscure it.
4. While the garden may well be 1m higher than the garden of the property to the north this appears to be because the ground level has been raised with spoil excavated on the site which has been used to raise ground levels without permission.
5. To claim that "There are minor landscaping works associated with this application" is fundamentally untrue given that almost all of the back garden of this property is now surrounded with walls or covered with building works more than a meter in height.
6. The skylights have been built larger than approval but have not been included in this application
7. There is a claim the development is similar to a neighbouring property but the property in question is not a direct neighbour of the application property and is in any no way comparable as it is a large, detached house in a plot approximately 4 times or more larger than the application site.

The 2 neighbouring properties are semi detached and of the three properties, the application site appears to be the smallest plot.

The Parish Council strongly object. This unauthorised structure should be removed and rectified to what has been approved.

4.5 Application No. [WD/2022/1565/F](#)  
Expiry date for comments: 25 July 2022  
Location: GRASMERE, FRAMFIELD ROAD, BUXTED, TN22 4LE Description: SINGLE STOREY REAR EXTENSION, CONVERSION OF INTEGRAL GARAGE AND CONSTRUCTION OF UPPER FLOOR AND ASSOCIATED WORKS.  
No objection - recommend **approval**

4.6 Application No. [WD/2022/0855/F](#)  
Expiry date for comments: 19 July 2022  
Location: HERMITAGE FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG  
Description: INSTALLATION OF SOLAR PANELS TO PROVIDE DOMESTIC ELECTRICITY FOR THE PROPERTY  
No objections – recommend **approval**

**5 Planning Applications received after the publication of this agenda, but available on the WDC website:**

5.1 Application: [WD/2022/1458/FA](#)  
Expiry date for comments: 1 August 2022  
Location: POPESWOOD BARN, POUND GREEN LANE, BUXTED, TN22 4PL  
Description: Minor material amendment to WD/2021/2768/F (creation of a new stable building and sand school with track access and yard area. change of use of land from agricultural to keeping of horses) involving variation of condition 7 to enable the sand school to be changed from 30m x 40m (1200 sq.m.) to 20m x 60m (maintaining the area).  
No objection – recommend **approval**

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

**Application No. [WD/2022/1246/P04](#)**  
Description: The change of use of a barn in the established farmstead of Mockbeggars Farm from agricultural to residential C3 dwellinghouse with associated operational development.  
Location: MOCKBEGGARS FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA  
Decision: PRIOR APPROVAL NOT REQUIRED

**7. Appeals/Enforcement**

Location: Little Farm, Burnt Oak Road, High Hurstwood

Info: An appeal has been made to the Secretary of State following the WDC decision for enforcement.

Details: 'Without planning permission hanging the use from agricultural to residential and stationing a mobile home with porch for residential purpose'

Location: Little Farm, Burnt Oak Road, High Hurstwood

Info: RETROSPECTIVE APPLICATION FOR SITING OF A MOBILE HOME

Planning Inspectorate Ref: APP/C1435/W/22/3299087

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

9. **Any urgent matters**

**Planning Training** – WDC are asking if parishes would like planning training and if we have any specific requirements. Councillors would like to know how best to respond to planning applications. Parish Councils are there to be the eyes and ears and representatives of the parishioners but are being advised by WDC that we cannot reflect the opinions of the parishioners which contradicts advice from ESALC.

How do we inform councillors who sit on the Wealden North Committee of our views as the parish council feel our views are not always listened to?

The clerk would feedback this information.

Meeting closed at 8.07pm

***Beccy Macklen***  
***Clerk to the Council***

Copy to ESCC Cllr R Galley, WDC Cllr Illingworth