



BUXTED

PARISH COUNCIL

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1st September 2022

MINUTES OF THE PLANNING COMMITTEE

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.30 p.m. on Tuesday 30th August 2022 at Five Ash Down Village Hall.

Present: Cllrs McQuarrie (chairman), Blandford, Humphrey, Coxon, Rose, Roberts
Also in attendance: ESCC Cllr Galley, Beccy Macklen and Claudine Feltham (Clerks). There were 25 members of the public present.

Public forum:

Six people spoke in strong objection to [WD/2022/1710/MAJ](#)
The comments have been noted by the Clerk.

1. **Apologies for absence**
Apologies were received and accepted from Cllr Toby Illingworth.
2. **Declaration of Members personal and prejudicial Interests in respect of items on this agenda**
None
3. The minutes of the Planning Committee held on 12th July 2022 be approved and signed as a correct record by the Chair.
The minutes were approved as a true record and signed by the Chair.
4. **Planning Applications**
 - 4.1 [WD/2022/1710/MAJ](#)
Expiry date for comments: 30 August 2022
Location: LAND NORTH OF BUDLETTS LANE, FIVE ASH DOWN
Description: full planning application for the phased development comprising the construction of 65 no. dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works.

Buxted Parish Council response to WDC: Buxted Parish Council strongly object

to this application and are aware of the very serious concerns by local residents.

1. The site has historically been designed as a strategic gap
2. The traffic lights at Coopers Green are already inadequate and are a concern for safety with increased numbers of pedestrians would only exacerbate this issue, so this issue should be addressed in planning terms.
3. The proposals for pedestrian are not considered to be safe. The application intends a pedestrian access onto Millwood Lane which the parish council consider to be dangerous as there is no existing footpath and this is a 60mph road.
4. There are doubts about the traffic survey that was submitted with the application. It was conducted out of rush hour and during a time when the country was still in partial lockdown. The supplementary traffic report was conducted for just 40 minutes, again out of rush hour.
5. It would be a real loss of an asset used for local residents, who also use the established footpaths, to avoid the dangerous roads.
6. The Ashdown Place development in Five Ash Down has followed parking guidance by ESCC and it is very clear that this does not provide sufficient parking. WDC Planning Members are encouraged to visit that site to see the parking on the pavements at times when residents are home from work. The concerns, from local residents, is that the same would happen in the narrow roads surrounding this development.
7. For all the reasons above stated, 2-6, mainly concerning the issues of motor and pedestrian access into and out of the site, a realistic and correct assessment should be carried out.
8. There are significant concerns over the capacity for the current sewage system to be able to cope with additional houses. Just last week (August) a resident of Millwood Lane had sewage in her front garden when it rained. These issues can no longer be ignored or dismissed (see point 11).
9. Local infrastructure is already over stretched and residents do not feel that there is capacity to take on such development in this area. The area is enjoyed as a woodland by both the local residents and diverse wildlife.
10. Drainage from this site is into the Shortbridge Stream which poses environmental concerns.
11. Due to serious concerns regarding sewerage and drainage at the site, we would request that until Southern Water have provided suitable information to alleviate concerns, WDC should defer any decision on this application in accordance with its own cross-party motion.

4.2

[WD/2022/2045/F](#)

Expiry date for comments: 5 September 2022

Location: 30 MEAD LANE, BUXTED, TN22 4AS

Description: insertion of 2 no. rooflights in south facing roof slope

Buxted Parish Council response to WDC: no objection

- 4.3 Application: [WD/2022/1256/FR](#)
Expiry date for comments: 5 September 2022
Location: HILLYMEAD, BURNT OAK ROAD, HIGH HURSTWOOD, TN22 4AE
Description: Retrospective application for construction of an outdoor swimming pool and pool house, plus associated engineering operations and change of use of land to residential.
Buxted Parish Council response to WDC: no objection
- 4.4 Application: [WD/2022/1932/F](#)
Expiry date for comments: 5 September 2022
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB
Description: Erection of 1 no. new detached dwelling.
Buxted Parish Council response to WDC: the parish council object to this application, due to the concerns of traffic safety with vehicles existing onto London Road, close to the main junction. We were also made aware that this area was potentially going to be used for road safety improvements to the London Road and A272 junction, so any development here would stop those improvements on a dangerous junction.
- 4.5 Application: [WD/2022/0758/F](#)
Expiry date for comments: 6 September 2022
Location: STONEHOUSE COTTAGE, HOWBOURNE LANE, BUXTED, TN22 4QD
Description: FIRST FLOOR EXTENSION WITH BALCONY Amended description.
Buxted Parish Council response to WDC: no objections
- 5 Responses submitted to WDC
- 5.1 Application: [WD/2022/1176/F](#)
Expiry date for comments: 2nd August 2022
Location: BROWN HEATH HOUSE, POUND GREEN, BUXTED, TN22 4PH
Description: REPLACEMENT SINGLE STOREY EXTENSION AND PORCH TO THE FRONT OF THE PROPERTY
No objection – recommend approval
- 5.2 Application: [WD/2022/0902/F](#)
Expiry date for comments: 28th July 2022
Location: BUXTED C OF E PRIMARY SCHOOL, HURSTWOOD ROAD, BUXTED, TN22 4BB
Description: REPLACEMENT OF BOUNDARY FENCING & INSTLLATION OF POLE MOUNTED CCTV, POLE MOUNTED LANTER LIGHTS AND BOLLARD LIGHTS.
No objection – recommend approval
- 5.3 Application: [WD/2022/1625/F](#)
Expiry date for comments: 18th August 2022
Location: KILN FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BQ
Description: demolition of existing building used for domestic storage and replacement with a new dwelling and parking area.
Despite a precedent being set for residential use at the site via the permission

for a mobile home, the parish council would reiterate its previous objections and would not wish to see a permanent dwelling on this site.

- 5.4 Application No. [WD/2022/1061/F](#)
Description: GROUND AND FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER AND INTERNAL ALTERATIONS
Location: 31 GORDON ROAD, BUXTED
Response to WDC: no objections
- 5.5 Application No. [WD/2022/0758/F \(amended plans\)](#)
Description: FIRST FLOOR EXTENSION - Amended Plans dated 26 July 2022
Location: STONEHOUSE COTTAGE, HOWBOURNE LANE, BUXTED
Response to WDC: no objection
- 5.6 Application WD/2022/1637/MEA
Location: LAND AT DOWNLANDS FARM, UCKFIELD
Description: HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING
Buxted Parish Council would like to object to this application on the following grounds:
1. The housing quota established in the 2013 Core Strategy for Uckfield has already been fully met.
 2. While the Council welcomes the provision of open space within the proposals, it considers the application falls short in terms of providing the necessary infrastructure to support 424 no. houses. There appears to be no provision of facilities including schools, a doctors' surgery, shops, community halls, etc., and no thought to creating a 'heart' in the new community. There is very little planning gain for the community.
 3. The Council is very concerned about the deleterious impact an additional 424 no. houses will have on the local road network. The substantial increase in car journeys that this development will inevitably generate will exert pressure on already saturated roads in the local area.
 4. No consideration has taken place of the effect that this large development would have on the nearby village of Buxted and the inevitable use of the train station there from the putative Downland residents. The parking, at Buxted, in normal times, is at capacity. Given that other development in the areas between the A22 and the A272 have had their objections to the applications rescinded by WDC, the small cut through of the A272 at Ringles Cross/Five Ashdown would be totally inadequate to deal with the increased traffic, as will the Ringles Cross Traffic lights where there is no provision for pedestrians, who may wish to walk to Buxted to cross the road.

5. With respect to no 3&4 above, the Council considers that a Transport Plan should form part of the application such that the impact of the new houses can be properly evaluated. This should be expanded to evaluate, fairly, the effect this will have on the neighbouring villages.

6. The well documented objections on the negative effect on ecological matters should be, once again considered, given this one of the reasons for past refusal of developing this site. This includes the devastating effect this development would have on Lake Wood at the south of the site, which has not even been assessed in the accompanying documents. Nor the effect on Malling Budletts Common which is a rare example of a medieval farmed common land surviving into the 21st Century. The Heritage and Archaeological Assessment carried out by Gleasons, inevitably, and possibly correctly, contains only that information which is known. However, we urge WDC to take into account the local knowledge that has been gathered since that publication, by local people on ecological and historical grounds.

6. Applications determined/updated by Wealden District Council

6.1 Application No. WD/2021/1831/FA

Location: MEADOW COTTAGE (TURKLAND), CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AB

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. AMENDED SITE AREA.) TO CHANGE THE POSITION OF THE GARAGE AND ANNEXE, ALONG WITH MINOR CHANGES TO THEIR MATERIALS AND FENESTRATION DETAILS.

Decision: Approved

6.2 Application No. WD/2022/1094/F

Location: REPLACEMENT STABLES, TACK ROOM AND SOLARIUM.

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

Decision: Approved

6.3 Application No. WD/2022/0855/F

Description: INSTALLATION OF SOLAR PANELS TO PROVIDE DOMESTIC ELECTRICITY FOR THE PROPERTY

Location: HERMITAGE FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG

Decision: Approved

6.4

Application No. WD/2022/1565/F

Description: SINGLE STOREY REAR EXTENSION, CONVERSION OF INTEGRAL GARAGE AND

CONSTRUCTION OF UPPER FLOOR AND ASSOCIATED WORKS.

Location: GRASMERE, FRAMFIELD ROAD, BUXTED, TN22 4LE

Decision: Approved

6.5 Application No. [WD/2022/0976/F](#)

Description: RAISED PATIO TO PART REPLACE EXISTING DECKING
Location: VALLEYSIDE, PARK VIEW, BUXTED, TN22 4LS
Decision: approved

- 6.6 Application No. WD/2022/0860/F
Description: PROPOSED GARAGE CONVERSION AND NEW DETACHED SINGLE GARAGE
Location: PIXIE LODGE, MILLWOOD LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AU.
Decision: approved.
- 6.7 Application No. [WD/2022/1176/F](#)
Description: replacement SINGLE STOREY EXTENSION AND PORCH TO THE FRONT OF THE PROPERTY
Location: BROWN HEATH HOUSE, POUND GREEN, BUXTED, TN22 4PH
Decision: approved

7. Appeals/Enforcement

- 7.1 **Appeal Decision - WD/2020/1088**
Location: LAND WEST OF FIVE ASH DOWN ROAD, COOPERS GREEN - APP/C1435/W/21/3283533
Appeal allowed and planning permission is granted for the development of land for up to 35 residential dwellings (subject to conditions).
Result: appeal allowed
- 7.2 Appeal Ref: APP/C1435/W/21/3286532
Location: Hildenvale, Redbrook Lane, Buxted TN22 4QH
Description: the development proposed is demolition of equestrian buildings and the erection of 8 no. dwellings, access, landscaping and other associated infrastructure.
Result: appeal dismissed

8. Applications of note being considered by WDC Planning Committee

Wealden District Council Planning Committee
Committee meeting date: 21st July 2022
Application: WD/2021/1895/MAO
Description: Outline application for the erection of up to 40 dwellings
Location: LAND AT COOPERS ROW, FIVE ASH DOWN, TN22 3AN
APPROVED

9. **Any urgent matters**
None

*Claudine Feltham
Clerk to the Council*