



# BUXTED

## PARISH COUNCIL

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14<sup>th</sup> March 2023

### MINUTES OF THE PLANNING COMMITTEE 7<sup>th</sup> FEBRUARY 2023

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.00p.m. on Tuesday 14<sup>th</sup> March 2023 in Five Ash Down Village Hall.

Present: Cllr Blandford (Chair), Cllr Coxon, Cllr Rose and Cllr Humphrey. Also in attendance: Becca Macklen and Claudine Feltham (Clerks).

There were three members of the public present for the planning committee, who spoke with **STRONG OBJECTIONS** to the agenda item 4.2 [WD/2022/3319/MOA](#) (Ashdown Business Park, Michael Way, Maresfield TN22 2DU).

The objections included:

- Processes undertaken with submission of this application.
- Severe lack of public consultation
- Lack of consultation with crucial organisations (ie Forestry Commission)
- It is a greenfield site and not suitable for the landscape.
- Not an extension to the current business park as suggested.
- Significant public outcry against this proposal
- Creation of 3000 jobs in an area where there is very low unemployment
- Major increases in traffic movements
- Maresfield Parish Council and Uckfield Town Council both produced great objections.
- Material impact on ancient woodland
- Huge concerns over ecology
- The negative knock-on effect to surrounding villages
- Not community led.

1. Apologies for absence.  
*Apologies were received and accepted from Cllr Marshall & Cllr McQuarrie*
2. To approve the minutes of the previous meeting  
*The minutes of the previous meeting were approved and signed as a true record.*
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.  
*None.*

## 4. Planning Applications

### 4.1 Application: [WD/2023/0354/F](#)

Expiry date for comments: 6<sup>th</sup> March 2023 (*extension requested*)

Location: THE WHEELWRIGHTS, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH

Description: proposed conversion, extension and change of use of village workshop to dwelling and residential curtilage.

Buxted Parish Council response to WDC: Members considered this application and felt it would be a shame to lose the historic aspect of this building. The parish council do not object to this application subject to WDC Conservation Officer being consulted and a Standing Buildings Survey being carried out.

### 4.2 Application: [WD/2022/3319/MOA](#)

Location: Ashdown Business Park, Michael Way, Maresfield TN22 2DU

Description: Extension of Ashdown Business Park into land to the west, providing for up to 60,000m<sup>2</sup> of gross internal floor area for class e(g) mixed use classes plus b2 and b8 with ancillary storage and office use.

Buxted Parish Council response to WDC: The parish council strongly object to this application on numerous grounds and urges the district council to refuse this application.

Without repeating, in detail, we concur with the objections raised by Maresfield Parish Council. There are clear breaches of numerous WDC Development Plan Policies.

In the context of the NPPF policies the harm that would arise from the development would significantly outweigh the benefits.

Buxted Parish Council also endorses the objections raised by Fletching and Isfield parish councils.

There has been a significant lack of public consultation to the wider & local community, and it was left to a local parish council, who arranged a public meeting, to raise awareness of the scheme.

Serious concerns have been raised about the potential significant environmental harm that would be caused by this development. An Environmental Impact Assessment (EIA) should be carried out.

This development would cause severe harm to Park Wood, and other designated ancient woodland sites, in both environmental and archaeological implications. There appears to be a complete failure on the part of WDC to consult the community, in any meaningful way. We also understand that the Forestry Commission were not part of the consultation process.

The planning committee agree with the comments made by local inhabitants who spoke at the beginning of this meeting and concur that this proposal does not benefit the community at all, it would just have detrimental impact.

A development of this size should not even be considered without being part of the Local Plan, and in no way should this be added to the emerging Local Plan.

In particular Buxted Parish Council have some very serious concerns for inevitable increase in traffic movements from the East, along the A272, with an increase in traffic from the north and east. The traffic lights at Coopers Green are already woefully inadequate and the last link of the A272 along Budletts Lane is already sub-standard for an A road classification.

5. **Applications considered by email due to the deadline set by WDC**
6. **Applications determined/updated by Wealden District Council**
  - 6.1 Application: WD/2022/3284/F  
Description: NEW ENTRANCE GATES AND PIERS  
Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT  
Decision: Approved
  - 6.2 Application: WD/2022/3285/F  
Description: ENTRANCE GATES AND BRICK PIERS TO SERVE NEW DWELLING APPROVED UNDER WD/2021/2176/F  
Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT  
Decision: Approved
  - 6.3 Application: WD/2017/1401/O  
Description: Description and location of development demolition of the existing Buxted Village Hall (the Reading Room) and the erection of 2 dwellings with associated parking. Amendment of existing section 106 planning agreement dated 16 December 2014 to enable implementation of the scheme  
Location: VILLAGE HALL, CHURCH ROAD, BUXTED, TN22 4LP  
Decision: Approved
  - 6.4 Application: WD/2022/3174/F  
Description: Proposed two storey side extension replacing an existing conservatory, and internal alterations.  
Location: WHITE COTTAGE, BURNT OAK ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AE  
Decision: Approved
  - 6.5 Application: WD/2022/2392/F  
Description: Erection of home office/gym and associated change of use of land to residential.  
Location: LAND ADJACENT TO GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, UCKFIELD TN22 4BY  
Update: withdrawn
  - 6.6 Application: WD/2022/2422/F  
Description: erection of replacement garage  
Location: GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY  
Decision: Approved
  - 6.7 Application No. WD/2022/2688/FR  
Description: retrospective application for replacement of commercial and agricultural barns to form three residential dwellings.  
Location: GROVE FARM, HOWBOURNE LANE, BUXTED, TN22 4QD  
Decision: approved
  - 6.8 Application No. WD/2022/2994/F  
Description: Extension to cricket pavilion to provide changing room, shower and WC  
Location: BUXTED PARK, BUXTED PARK CRICKET CLUB AND SPORTS ASSOCIATION, STATION ROAD, BUXTED, TN22 4AY  
Decision: approved
7. **Appeals/Enforcement**
  - 7.1 Reference: Appeal Ref: APP/C1435/W/21/3289619  
Location: Land to the rear of The Walled Gardens, Five Ash Down, TN22 3AG  
Decision: Appeal dismissed

- 7.2 Appeal Ref: APP/C1435/W/22/3293565  
Location; Grove Farm, Howbourne Lane, Buxted TN22 4QD  
Decision: Appeal dismissed
- The effects of the proposal on the Ashdown Forest Special Protection Area (SPA)
  - Whether the development would provide a suitable standard of accommodation for future visitors.
- 7.3 Appeal Ref: APP/C1435/W/21/3287775  
Location: Lynton, Five Ash Down, Uckfield TN22 3AH  
The application Ref WD/2021/2129/O  
Description: The development proposed is a phased development of three self-build dwellings and provision of a new vehicular access, landscaping and other associated infrastructure.  
Decision: appeal allowed
8. **Applications of note being considered by WDC Planning Committee**
- 8.1 Application No: WD/2022/2455/F (Planning Committee North 9<sup>th</sup> March 2023)  
Description: Demolition of existing garage, replacement single garage, new access and erection of a single dwelling and double garage  
Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU  
Decision: approved
9. **Applications received after the publication of this agenda, but available on the WDC website:**
10. **Any urgent matters**
- Add the following next agenda:  
Cllr Marshall; all new builds should be carbon neutral.  
There are new documents on the Mockbeggars application and this should be re considered by the parish council too.

Meeting closed at 1937 hours.

*Claudine Feltham – Clerk to the Council*  
*Copy to ESCC Cllr R Galley, WDC Cllr Illingworth*