



BUXTED

PARISH COUNCIL

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24th May 2023

MINUTES OF THE PLANNING COMMITTEE 23rd MAY 2023

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.00p.m. on Tuesday 23RD May 2023 in Five Ash Down Village Hall.

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

Members of public: 8

A member of public spoke in connection with his planning application, agenda item 4.5. Previously submitted an application for this site but withdrew it in connection with the Ashdown Forest 7km ruling. He had attended the meeting to be available to answer any questions.

Another member of public spoke in connection with their objections to [WD/2023/0947/MAJ](#) (Land at Coopers Green Road, Ringles Cross, TN22 3AA) and request the parish councils support in objecting. Points made included:

1. The hedge reinstatement has not taken place as it was felt natural recovery was taking place – this is considered questionable.
2. The plans indicate a footpath up to the bus stop inside the hedgerow over neighbouring land.
3. It borders on Ancient Woodland - not semi ancient.
4. such a building, however much it is altered, is in the wrong place and a potential eyesore on the local scene.
5. The 24 hour care home is a business and as it is understood that in the Local Plan, the land is not scheduled for business.

1. Apologies for absence.
None

2. To approve the minutes of the previous meeting
The minutes were approved and signed.

3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda
None

4. Planning Applications

4.1 **Application:** WD/2023/0905/PDAA (PD Enlargement of a dwellinghouse by construction of additional storeys).

Link to documents on the WDC website:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161647>

Expiry date for comments: 11th May 2023

Location: MINERVA, LIMES LANE, BUXTED, TN22 4PA

Description: construction of an additional storey to existing single storey dwelling. the maximum height of the additional storey is 2.4 metres resulting in overall height of 9.4 metres

(Due to the deadline set by WDC the following response was submitted to WDC on 16th May 2023, but have included within this agenda in case members wish to submit any additional comments)

Response from Buxted Parish Council: **OBJECT**. Members were concerned that the submitted plans did not demonstrate how much this would really affect the loss of privacy of the neighbours.

Also, if WDC were minded to approve this application, then we would request that the design of the windows at the rear of the property could be altered so that it didn't have such an impact on the neighbours.

Buxted Parish Council response to WDC: there were no further comments added by members.

4.2 **Application:** [WD/2023/1154/LB](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161953>

Expiry date for comments: 26th May 2023

Location: THE OLD MILL, STATION ROAD, BUXTED, TN22 4DP

Description: repair to ground floor internal material finish following flood damage

Buxted Parish Council response to WDC: no objections

4.3 **Application:** [WD/2023/0878/F](#)

Expiry date for comments: 1 June 2023

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

Description: erection of 2.0m high security fence along the boundary with the highway with automatic sliding security gates and solar panels to existing outbuildings.

Buxted Parish Council response to WDC: no objections

4.4 **Application:** [WD/2023/0947/MAJ](#)

Expiry date for comments: 1 June 2023

Location: LAND AT COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD, TN22 3AA

Description: C2 residential care home.

Buxted Parish Council response to WDC: Cllr Humphrey as the Five Ash Down Ward representative has already had some residents speak to him about their objections to this application.

In the WDC Local Plan of 1998, Chapter 4 it said how towns/parishes should not be coalesced together, with Five ash Down being specifically mentioned. This is something feared by residents of Five Ash Down.

Having reviewed the new plans, the parish council would like to reiterate some of the comments made previously:

- The site is outside of the development boundary.
- Parishioners have raised concerns over possible restrictive covenants on the land.
- The design is out of character with the surrounding rural dwellings.
- Concerns over road safety.
- Concerns over flooding.
- Old and inadequate sewers and drainage systems.
- Insufficient parking provisions when considering visitors and deliveries.
- Proximity to semi ancient woodland.
- Light pollution.
- Disruption to wildlife.
- Already a care home in Five Ash Down, is there a need for another?

Cllr Blandford commented how it is very difficult to consider such major applications when there is an absence up to date policies and clear guidance from WDC. The parish council object to this application.

- 4.5 Application: [WD/2023/1006/F](#)
Expiry date for comments: 6 June 2023
Location: LAND ADJACENT TO RAMBLERS, STATION ROAD, BUXTED, TN22 4DP
Description: conversion, alterations and replacement of existing buildings to form a new dwelling, and associated works.
Buxted Parish Council response to WDC: Subject to any comments from the conservation officers, members had no objections to this application.
5. **Applications considered by email due to the deadline set by WDC**
6. **Applications determined/updated by Wealden District Council**
- 6.1 Application: WD/2020/2230/F
Description: Demolition of existing medical centre building. residential development for the erection of two detached dwellings, associated garages and parking. Provision of a new internal vehicular access and landscaping.
Location: TEMPLE GROVE, UNIT 7, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY
Decision: Approved (note: this application is from 2020)
- 6.2 Application No. WD/2021/2386/FR
Description: erection of a treehouse for use as holiday accommodation to replace one shepherd's hut approved under application WD/2017/1858/F. Retention of an existing retrospective toilet and shower block.
Location: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN
Update: Withdrawn
- 6.3 Application No. WD/2022/2959/F
Description: PROPOSED FIRST FLOOR SIDE EXTENSION TO CREATE ANNEXE.
Location: HOLLIES, HIGH STREET, BUXTED, TN22 4JU
Decision: approved
- 6.4 Application No. WD/2022/2455/F
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.
Comment from WDC to BPC: The Parish Council concerns are noted. The proposed dwelling would be 3m from the party boundary and almost 5m from the neighbour's flank wall. It is considered that the siting of the proposed dwelling forward of the neighbour's rear elevation would reduce overlooking/privacy concerns to the rear. The proposed house design is considered to be more in keeping with the character of development in the locality and given the plot size could not be considered to be overdevelopment. The existing and proposed dwellings would be served by separate driveways.
- 6.5 Application No. WD/2022/1932/F
Description: ERECTION OF 1 NO. NEW DETACHED DWELLING.
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB
Decision: approved.
Comment from WDC to BPC: 'The proposal would result in the alteration of the existing vehicular access to enable a two-way flow of traffic and improved visibility splays. ESCC Highway Authority have been formally consulted and state that "due to the fact only approximately 5 additional trips will be generated from the proposal, I have no concerns about the level of intensification from this access". Additionally, they raise no objection to the development proposal on highway impact/safety grounds. Any future road safety improvements to London Road and the A272 junction would be a matter between ESCC Highway Authority and any affected private landowners.

Therefore, it falls outside the remit of the planning framework'

7. Appeals/Enforcement

7.1 Planning Inspectorate Ref: APP/C1435/W/23/3314222

Location: PERRYMANS END, PERRYMANS LANE, HERON'S GHYLL, UCKFIELD, TN22 4BX

Description: Conversion of equestrian barn to dwelling and provision of soft landscaping scheme (re-submission of WD/2021/2953/F)

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. The Planning Inspectorate have introduced an on-line appeals service which you can use to comment on this appeal. This service can be found through the Appeals Casework Service website (<https://acp.planninginspectorate.gov.uk>).

Deadline for any additional comments: 7th June 2023.

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:

9.1 Application: [WD/2023/1242/F](#)

Expiry date for comments: 7 June 2023

Location: ROSEMOUNT, HOWBOURNE LANE, BUXTED, TN22 4QD

Description: single storey kitchen extension, double storey porch extension and new roof light to existing property. Replacement of existing 1.5 storey workshop outbuilding with music studio and construction of new single storey pool house.

Buxted Parish Council response to WDC: no objections

9.2

Application: [WD/2023/1258/F](#)

Expiry date for comments: 7 June 2023

Location: NORDENS, BUDLETTS LANE, COOPERS GREEN, UCKFIELD, TN22 3AE

Description: the proposed works, are to add a double side extension which also wraps to the front of the property to create a extra bedroom and to give a over hung porch area to the ground floor and extension to top floor room.

Buxted Parish Council response to WDC: no objections, subject to any neighbours comments.

10. Other issues for consideration

11. Any urgent matters

***Claudine Feltham
Clerk to Buxted Parish Council***