



BUXTED

PARISH COUNCIL

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15th June 2023

MINUTES OF THE PLANNING COMMITTEE 13th JUNE 2023

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.00 p.m. on Tuesday 11th June 2023 in St Marys Church Hall, Buxted.

Present: Cllr Blandford (Chair for this meeting), Cllr Coxon, Cllr Roberts, and Cllr Smith. Also in attendance: Cllr Duck, Beccy Macklen and Claudine Feltham (Clerks).

Members of public: 27

A member of public spoke in connection with a proposal that they intend to submit to Wealden District Council for 3 detached dwellings in Buxted. The site is on the north side of A22 at Pound Green, just outside development boundary in between two large properties. Low density housing scheme and wish to take into account any issues concern from immediate neighbours. Owners wish to ensure that any development is suitable and sensitive to the area.

Another member of the public spoke in connection with agenda item 4.5 for a proposed new Scout Hall. They raised their concerns over the proposed access, particularly because of the planning permission that is already in place for the new community hall, they are worried that the new scout hut would be encroaching on the already approved land.

1. Apologies for absence.
Apologies were received and accepted from Cllr Rose, Cllr Humphrey, Cllr Wilson and Cllr Marshall
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/2023/1241/F
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162055>
Expiry date for comments: 8th June 2023 (*extension to 13th June*)
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB
Description: 1 NO. NEW DETACHED DWELLING WITH ATTACHED GARAGE
*Notes: A single dwelling has been approved on the adjoining plot to the east of the current application – ref WD/2022/1932/F. The current application would supersede an extant outline permission for a single dwelling approved under - WD/2021/3120/O.
If WD/2023/1241/F is approved there would be two houses in the garden of Milestones.
Amended site plans have been requested by the Planning Officer.*
Buxted Parish Council response to Wealden District Council: members commented that the plans

submitted do not show that there is already planning approved for one house at this site, and this is a second property, however, raised no objection.

4.2 Application: WD/2022/1710/MAJ

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=158557>

Expiry date for comments: 7th June 2023

Location: LAND NORTH OF BUDLETTS LANE, FIVE ASH DOWN

Description: full planning application for the phased development comprising the construction of 65no. dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works. Amended plans received date stamped 12/05/2023

Buxted Parish Council response to Wealden District Council: OBJECT: we would like to reiterate the comments already raised.

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.

Members also noted that the recent report from Southern Water identified serious drainage issues.

4.3 Application: [WD/2023/1370/F](#)

Expiry date for comments: 15 June 2023

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

Description: demolish existing extensions to front, side, rear and existing conservatory. Construct new two storey rear extension with accommodation in the roof space and the installation of rooflights. First floor side extension forming new covered main entrance. Associated alterations including raised terrace to side and rear.

Buxted Parish Council response to Wealden District Council: no objection

4.4 Application: [WD/2023/1307/F](#)

Expiry date for comments: 22 June 2023

Location: WOODBROOK BARN, ETCHINGWOOD LANE, BUXTED, TN22 4PU

Description: single storey side extension to form annexe, along with double oak gates and side brick piers and wall to form entrance within site

Buxted Parish Council response to Wealden District Council: no objection

4.5 [WD/2023/1043/F](#)

Expiry date for comments: 27 June 2023

Location: SCOUT HALL, FRAMFIELD ROAD, BUXTED, TN22 4LE

Description: demolition of existing scout hut and erection of new single storey building to serve as scout headquarters.

Buxted Parish Council response to Wealden District Council:

Whilst for practical purposes we could accept access would happen as it is on the ground now, we do not wish to see it on a plan, which gives the impression the access might be official. At the moment we still do not know what might be happening with the site for new community hall.

Moreover, the site of the new village hall has not been included on the plan.

We were unaware of these details until Thursday 2nd June, sometime after the plans had been submitted to WDC.

We have drawn up our own plan, as accurate as possible without the benefit of professional CAD plans (*plan shown to members and representative from the Scouts*).

On the planning application it states that the Ionides Trust have been served formal notice, in writing, about the application, to date we have not received this. However, late today the Clerk managed to speak to the WDC Planning Officer as she had been on holiday until today and she was unaware of any access issues or the hall planning application.

The Planning Officer stated that she wished the parish council to put our concerns in writing, which we will do, submitting the plan, showing both the sites and potential future access, for the record.

Cllr Blandford suspended Standing Orders so that members of the public could participate in discussion.

Members of the public, in various ways, expressed their concern about the access track shown on the plans and the fact that the hall had been omitted.

A representative of the Scouts spoke, he was not aware of an access issue. Thought the IT would be open to re- negotiate lease as long as track and site were maintained. However, this dialogue was about the siting of the new village hall and the access, onward to the scout hut, that would be relevant if the new village hall was ever built at a future date.

The scout representative had not seen the site plan that had been submitted to WDC in the planning application, neither was he aware of how the track, shown on this plan, had been created. It was pointed out that it was their plans and their drawing.

1928 hours Cllr Marshall arrived.

At present, the Ionides Trust have no intention of changing the current track, as it is on the ground today. If at some point in future new hall was to go ahead, then this would need to be considered for whole Ionides site. Therefore, the access needs to remain clear.

Cllr Blandford advised that the Scouts need to take access line off of plans, or colour code it in a different colour so as not to give the impression it is included in their lease and show the new village hall on the plans.

It was pointed out that a separate charity, not the parish council, had worked hard to get this new community hall planning application and some of the foundations were in place.

A member of public spoke: We did say at a previous meeting that planned (community) hall was too small, however, we did not say we would look for another site.

Another member of public offered to lead the new community hall project, as offered in a previous meeting. The current plan is too small, so we may have to look for potential sites, we have huge recreation ground. However, access is an issue. However, this topic was not relevant to the application under discussion.

A member of public suggested that it could be better to have one hall, one building, for two uses. Cllr Blandford advised that this had been looked into around three times previously, each time the scouts did not want to do that. Perfectly acceptable reasons – safeguarding and equipment, it doesn't necessarily work. Scouts would be using hall 5 nights a week. So, this new scout hall is for the scouts and not a community hall.

Members of the parish council decided to defer any decision or comment until the new plans are submitted, as we need to protect the land for the whole community, not just one group.

Standing Orders resumed.

5. **Applications considered by email due to the deadline set by WDC: *none*.**

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

6.1 Application: WD/2023/0810/F

Description: new timber framed garage

Location: WAYSIDE, BUXTED WOOD LANE, BUXTED, TN22 4QE

Decision: approved

6.2 Application: WD/2023/0905/PDAA

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

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

Decision: prior approval not required

WDC Response to Parish Council Comments: Amended plans were submitted reconfiguring the windows at first floor level on the rear elevation. An assessment was undertaken from the neighbouring sites either side of the application dwelling. It is considered that with regard to overlooking, privacy and loss of light there would not be an unacceptable adverse impact on any neighbouring properties that would warrant refusal of the application.

7. **Appeals/Enforcement**

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

The following application is going to Wealden District Council Planning Committee South on 15th June, with their recommendation for approval:

Application No: WD/2022/0648/MAO

Description: outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. all matters reserved apart from access.

Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

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

9.1 Application: [WD/2023/1075/F](#)

Expiry date for comments: 29 June 2023

Location: ROCK LODGE, BUDLETTS LANE, COOPERS GREEN, UCKFIELD, TN22 3AE

Description: the removal of outbuildings and the erection of one dwelling with parking, new vehicular entrance and carport.

Buxted Parish Council response to Wealden District Council: OBJECT: this site is outside of the development boundary with poor access. Members were aware that this site was refused previously access and landscaping issues and that the land has been more recently renamed as Rock Lodge.

10.

11.

**Other issues for consideration
Any urgent matters**

Meeting closed at 1944 hours.

*Claudine Feltham
Clerk to Buxted Parish Council*