



BUXTED

PARISH COUNCIL

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

13th September 2023

MINUTES BUXTED PARISH COUNCIL PLANNING COMMITTEE 12TH SEPTEMBER 2023

Members present: Cllr Smith (Acting Chair), Cllr Blandford, Cllr Rose, Cllr Duck, Cllr Coxon
Also present: Beccy Macklen and Claudine Feltham (Clerks), WDC Cllr Shaw and ESCC Cllr Galley. There were three members of the public present.

1. Apologies for absence.
Apologies were received and accepted from Cllr Wilson, Cllr Marshall & Cllr Humphrey.
2. To approve the minutes of the previous meeting
The minutes of 11th July 2023 were approved.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.
None
4. **Planning Applications**
 - 4.1 **Application: WD/2023/1527/F**
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162399>
Expiry date for comments: extension granted to 13th September 2023
Location: HIGHFIELD, ROCKS LANE, HIGH HURSTWOOD, BUXTED, TN22 4BN
Description: replacement dwelling
Buxted Parish Council response to WDC: members considered the plans for the new dwelling and noted that this would not be replacing a dwelling, it would be replacing a static home.
Whilst the parish council appreciate that a lawful development certificate has been obtained, does that allow for a 5-bedroom house to replace a static home? The parish council would like to be advised of what WDC policy allows for this please. Members also asked about which WDC policies relating to the AONB would allow for this development.
 - 4.2 **Application: WD/2023/2059/F**
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163049>
Expiry date for comments: 8th September (extension regranted by WDC)
Location: REDBROOK COTTAGE, REDBROOK LANE, BUXTED, TN22 4QH
Description: replacement of timber balcony with glass and spiral staircase and extension of hardstanding area to the east of the garden for additional parking
Buxted Parish Council response to WDC: no objection

- 4.3 **Application:** WD/2023/1931/F
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162891>
Expiry date for comments: 11th September 2023
Location: DIAMOND COTTAGE, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA
Description: addition of 2m high close boarded fence and pedestrian gate on the roadside boundary.
Buxted Parish Council response to WDC: no objection
- 4.4 **Application:** WD/2023/2120/FA
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163123>
Expiry date for comments: 20 September 2023
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB
Description: variation of condition 14 of WD/2022/1932/F (erection of 1 no. new detached dwelling.)
Submit revised floor plans and elevations to incorporate a balcony to front elevation and change external finishes to render and tile hanging. Removal of chimney and reorganisation of window openings.
Buxted Parish Council response to WDC: no objection
5. **Applications considered by email due to the deadline set by WDC**
- 5.1 **Application:** WD/2023/1808/F
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162735>
Expiry date for comments: 9th August 2023
Location: 33 GORDON ROAD, BUXTED, TN22 4LG
Description: replacement single storey in-fill extension to side and rear elevations and associated works
Response to WDC: no objection
- 5.2 **Application:** WD/2021/1621/LDE
Location: HURSTGLADE FARMHOUSE, HURSTWOOD ROAD, HIGH HURSTWOOD, TN22 4BD
Description: erection of a two-storey extension and utility extension (works undertaken not in accordance with application WD/2016/1517/F) in addition to the construction of a loggia, three dormers and a porch. addition of tile hanging to north and east elevations
Response to WDC: this property is well hidden from the road. This extension was given approval 3 years before one of our local Cllrs moved to the area, so presumably was erected around that time and they have not noticed any contractor vehicles in the area since they have moved in.
- 5.3 **Application:** WD/2023/1131/F
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161923>
Expiry date for comments: 1st August 2023
Location: READS FARM, ROCKS LANE, HIGH HURSTWOOD
Description: conversion of existing redundant brick bull pens into farm dwelling
Response from Buxted Parish Council to WDC: members commented on the poor quality of plans making it difficult to properly consider this application. No material reasons to object were raised.
- 5.4 **Application:** *WD/2023/0878/F*
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161614>
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 SECURITY GATES AND SOLAR PANELS TO EXISTING OUTBUILDINGS. Amended plans received 06/07/2023.
Response from Buxted Parish Council to WDC: no objection
- 5.5 **Application:** [WD/2023/1393/F](#)
Expiry date for comments: 23 August 2023
Location: GOLDENWOOD COTTAGE, CHILLIES LANE, CROWBOROUGH, TN6 3TB

Description: REFURBISHMENT OF GARAGE TO CREATE ANNEXE INCLUDING RAISE RIDGE HEIGHT, AND REPLACEMENT OF ADJACENT SHED WITH ENCLOSED GARAGE SPACE.

Response from Buxted Parish Council to WDC: no objection, subject to any material planning objections from the neighbours.

5.6 Application: [WD/2023/1096/FR](#)

Expiry date for comments: 18 August 2023

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

Description: retention of dormer and single-storey side/rear extension as built including log store with proposed fenestration alterations. Partial demolition of unauthorised terrace and undercroft to rear to retain reduced external terrace and create a garden room/pool plant room at a lower level. Installation of retaining wall along north-western boundary. Retention of existing land levels within garden to the rear of the retained terrace and undercroft

Buxted Parish Council response to WDC: members object to this application, and would like to reiterate the comments previously made:

Members commented how the plans shown are not true to what has been built and would request the WDC would undertake the necessary enforcement action to return the building to the original approved plans (even though they lacked detail).

Members also noted that it was reported that some spoil used to level the garden was bought from elsewhere which we understand is a breach of environmental regulations.

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.*

5.7 Application: WD/2023/1258/F

Expiry date for comments: 31 August 2023

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162076>

Location: NORDENS, BUDLETT'S LANE, COOPERS GREEN, UCKFIELD, TN22 3AE Description: TWO STOREY FRONT EXTENSION

Buxted Parish Council response to WDC: no objection

6. Applications determined/updated by Wealden District Council

6.1 Application No. WD/2023/1043/F

Description: DEMOLITION OF EXISTING SCOUT HUT AND ERECTION OF NEW SINGLE STOREY BUILDING TO SERVE AS SCOUT HEADQUARTERS

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

Decision: approved.

Response to Parish Council from WDC: *The revised buildings siting away from the boundary addresses concerns over the proximity to the houses being built on the adjacent land at Chez Nous, as well as ecological and tree protection concerns due to the original proposal involving the loss of a hedgerow and groundworks within the root protection zones of adjacent trees and boundary hedge. The applicant has demonstrated that there is sufficient room for access to the field beyond. As this fall outside of the site area for this application, any changes to this area to facilitate any necessary improvement to this access are not covered under this application. A suitably worded condition regarding soft landscaping will secure details within the red site area, and it will be for the landowners and applicant to liaise on details concerning the wider site. Drainage details have been provided on the plans and show that the existing cesspit is to be used for foul drainage and a new soakaway installed for surface water drainage. The plans show the red site edging accurately for the application. The correct procedure has been followed including notice being served to the owners of the land included within it and the completion of an appropriate certificate of ownership.*

Response to WDC: *The parish council would like to point out the following points which are not strictly correct:*

The applicant did not demonstrate that there was sufficient room to access the field beyond.

The plans do not show the red site edging correctly as they included land not within their lease, and this was not corrected as requested by the landowners (The Ionides Trust).

6.2 Application: WD/2023/1242/F

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.

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

Decision: Approved

6.3 Application: WD/2023/0354/F

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

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

Decision: Approved

6.4 Application: WD/2023/1307/F

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

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

Decision: Approved

6.5 Application: WD/2023/1453/F

Description: low level, wall-mounted installation of two external inverter heat pumps, to provide heating, cooling and air filtration

Location: GROVEWOOD, 7 BROAD OAK, BUXTED, TN22 4JX

Decision: Approved

6.6 Application No. WD/2023/1370/F

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.

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

Decision: Approved

- 6.7 Application No. WD/2021/1621/LDE
Description: of a two-storey extension and utility extension (works undertaken not in accordance with application WD/2016/1517/F) in addition to the construction of a loggia, three dormers and a porch. Addition of tile hanging to north and east elevations.
Location: HURSTGLADE FARMHOUSE, HURSTWOOD ROAD, HIGH HURSTWOOD, TN22 4BD
Decision: issued
- 6.8 Application No. WD/2023/1616/F
Description: erection of agricultural barn relocation of manure store regularisation of minor amendments to planning application WD/2022/1094/F Location: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN
Decision: approved
- 6.9 Application No. WD/2023/1502/FA
Description: variation of condition 9 of WD/2020/1857/F (proposed dwelling) revised drawings submitted
Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT
Decision: approved
- 6.10 Application No. WD/2023/1632/F
Description: demolition of existing dwelling and garage and construction of replacement dwelling and two-bay garage.
Location: HEATHER COTTAGE, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN
Approved
- 6.11 Application No. WD/2023/1808/F
Description: REPLACEMENT SINGLE STOREY IN-FILL EXTENSION TO SIDE AND REAR ELEVATIONS AND ASSOCIATED WORKS
Location: 33 GORDON ROAD, BUXTED, TN22 4LG
Decision: approved
- 6.12 Application No. WD/2021/2833/F
Description: proposed conversion of existing domestic storage barn to form 4-bedroom dwelling.
Location: PARKHURST, PERRYMANS LANE, HIGH HURSTWOOD, BUXTED, TN22 4AG
Decision: approved
- 6.13 Application No. WD/2023/1022/F
Description: single storey side addition. Installation of solar panels at ground level.
Location: WHITE COPPICE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, TN22 4BJ

7. **Appeals/Enforcement**

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:**

10. **Other issues for consideration**

To consider if the parish council should lobby WDC Cllr Shaw to request for WDC to change their policy of not informing neighbours of planning applications by letter.
Noted by WDC Cllr Shaw.

11. **Any urgent matters**

Claudine Feltham - Clerk to Buxted Parish Council