



BUXTED

PARISH COUNCIL

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10th October 2023

MINUTES BUXTED PARISH COUNCIL PLANNING COMMITTEE 10TH OCTOBER 2023

Members present: Cllr Smith (Acting Chair), Cllr Blandford, Cllr Humphrey, Cllr Roberts, Cllr Rose, Cllr Duck and Cllr Marshall.

Also present: Claudine Feltham (Clerk).

There were no members of the public present.

1. Apologies for absence.
Apologies were received and accepted from Cllr Coxon and Cllr Wilson.
2. To approve the minutes of the previous meeting
The minutes of 12th September 2023 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/2023/2122/F
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163125>
Expiry date for comments: 9th October 2023
Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT
Description: porch on front elevation of dwelling. Detached garage.
Buxted Parish Council response to WDC: no objections.
 - 4.2 **Application:** WD/2023/2084/FR
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163076>
Expiry date for comments: 11th October 2023
Location: NEW FARM HOUSE, STOCKLANDS LANE, HADLOW DOWN, TN22 4EA
Description: Part retrospective application for the demolition of part of existing unauthorised balcony to create an access platform to accommodate newly installed bi-fold doors
Comment: this application has been sent to BPC as it is within 10 metres of the boundary
Buxted Parish Council response to WDC: no objections.
 - 4.3 **Application:** WD/2023/2287/F
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163327>
Expiry date for comments: 11th October 2023
Location: TAHILLA, HIGH STREET, BUXTED, TN22 4JU

Description: rear ground floor extension with 2 roof lights - loft conversion with front & rear dormers - removal of flat roof at front of property and replacing with pitched roof.

Buxted Parish Council response to WDC: no objections.

4.4 Application: WD/2023/2288/LDE

Link to documents on web: [Planning and Building Control - Wealden District Council](#)

Location: TOLL FARM COTTAGE, POUND GREEN, BUXTED, TN22 4PJ

Description: use as a dwelling without complying with the condition (agricultural occupancy) attached to planning permission T/52/8633/4C

Buxted Parish Council response to WDC: no objections

4.5 Application: WD/2023/2142/FR

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163156>

Expiry date for comments: 18th October 2023

Location: 27 MICHELHAM ROAD, UCKFIELD, TN22 1NA

Description: retention of existing boundary fence

Comment: this application has been sent to BPC as it is within 10 metres of the boundary.

Buxted Parish Council response to WDC: no comments as not within our parish and do not have any local knowledge.

5. Applications considered by email due to the deadline set by WDC.

None

6. Applications determined/updated by Wealden District Council

6.1 Application No. WD/2023/1258/F

Description: TWO STOREY FRONT EXTENSION

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

Decision: approved

6.2 Application no. WD/2023/1096/FR

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

Location: Pippins, Hurstwood Road, High Hurstwood, Buxted, TN22 4BE

Decision: approved

Comments from WDC Planning to BPC: Response to Parish Council: The concerns of the Parish Council and local residents are acknowledged. Careful consideration has been given to the concerns raised and officers have visited the site and neighbouring properties to establish impact and to try and find an acceptable compromise. While the single storey rear extension is deeper than proposed it is set off party boundaries and amended plans have been submitted to reduce glazing facing the attached neighbour and to provide obscure glazing where appropriate. This may be controlled by condition. It is considered that neighbour impact is acceptable. The elevated terrace 'as built' is overbearing and dominant and completely out of character with a semi-detached dwelling. An area measuring approximately 8m x 4.7m would be removed under the current proposals. While the remaining terrace would still be significant in size there would be some balustrade screening to the attached neighbour to mitigate impact. There is a mutual degree of overlooking of rear gardens at present. While reference is made to the permitted scheme that proposed a patio extending right onto the boundary and a window looking directly towards the neighbour in addition to uncertainty about levels. On balance it is considered that the current proposals for a reduction would have an acceptable impact The comments with regard to the additional accommodation under the terrace are noted. However, although it may be argued that accommodation at this level is not in keeping with neighbouring dwellings, the rear of the dwelling

backs onto woodland and it is not open to public vantage points. The lower level accommodation would not impact on the neighbours. On balance this does not cause sufficient harm to warrant refusal. The garden levels have been raised using excavated soil. The increase in levels does not directly impact on neighbouring properties. Remedial steps would be taken as part of these proposals to provide a drain along the northern boundary to ensure no adverse impact on the neighbouring dwelling to the north.

- 6.3 Application No. [WD/2023/0878/F](#)
Description: ERECTION OF 1.0M HIGH SECURITY FENCE ALONG THE BOUNDARY WITH THE HIGHWAY WITH AUTOMATIC SECURITY GATES AND SOLAR PANELS TO EXISTING OUTBUILDINGS.
Location: HOMESTEAD COTTAGE, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BE
Decision: approved
- 6.4 Application No. [WD/2023/1241/F](#)
Description: 1 NO. NEW DETACHED DWELLING WITH ATTACHED GARAGE
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB
Decision: approved
- 6.5 Application No. [WD/2023/1393/F](#)
Description: REFURBISHMENT OF GARAGE TO CREATE ANNEXE INCLUDING RAISE RIDGE HEIGHT, AND REPLACEMENT OF ADJACENT SHED WITH ENCLOSED GARAGE SPACE.
Location: GOLDENWOOD COTTAGE, CHILLIES LANE, CROWBOROUGH, TN6 3TB
Decision: approved

7. Appeals/Enforcement

- 7.1 Appeal Ref: [APP/C1435/W/22/3301369](#)
Location: 1 Westrow House, Rocks Lane, High Hurstwood, Buxted, TN22 4BN
Decision: Appeal dismissed
- 7.2 Appeal ref: [APP/C1435/C/22/3299001](#)
Location: Land at Little Farm, Burnt Oak Road, High Hurstwood, Buxted, East Sussex
Appeal dismissed.

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/2023/2311/F](#)
Expiry date for comments: 27 October 2023
Location: THE RETREAT, LIMES LANE, BUXTED, TN22 4PB
Description: Detached garage, widening of existing vehicle access and extension of residential curtilage
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163353>
Buxted Parish Council response to WDC: no objection

9.2

Application No. [WD/2023/0560/F](#)

Expiry date for comments: 30 October 2023

Location: BROOM COTTAGE, CHILLIES LANE, CROWBOROUGH, TN6 3TB

Description: refurbishment and extension of the house including new gable to the front (west elevation) and part single storey and part two-storey rear extension (east elevation). Demolition of small stable block. Change of use of stable block and land (the small courtyard area to the front) from equestrian use to residential use ancillary to Broom Cottage. Landscaping to garden.

10. *Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161230>*

Buxted Parish Council response to WDC: no objections but would respectfully request that the annexe is legally tied to the main dwelling.

11. 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.

Any urgent matters

None

Meeting closed in 1914 hours

Claudine Feltham - Clerk to Buxted Parish Council