



BUXTED

PARISH COUNCIL

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13th December 2023

MINUTES

BUXTED PARISH COUNCIL PLANNING COMMITTEE 12th December 2023

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

Also present: Claudine Feltham & Beccy Macklen (Clerks).

There were three members of the public present.

One member of the public spoke in connection with their concerns and objections to agenda item 4.1 – and particularly with the issues of blocking off the driveway for the new property.

Another member of the public also spoke with their concerns and objections to agenda item 4.1.

A third member of public reported that residents of Five Ash Down were delighted that the proposed care home had been refused by Wealden District Council (WDC).

He also spoke about the Mockbeggars application and the recent notification that WDC have decided they cannot support their own objection, which is of great concern to residents who have considerable number of reservations about this planning application. They do not think Mockbeggars site is suitable and will continue to object.

In respect of agenda item 4.4. (Land West of Five Ash Down Road, reserved matters - WD/2023/2729/MRM). The parishioner request that the following concerns are recorded and submitted to WDC:

1. The proposed house designs are not typical of the Area, despite the request for some traditional Sussex features. Whilst some Sussex boarding shown there are no tile hung properties. Needs to be a contrast in properties.
2. Require that there be minimal lighting, no street lighting and low-level security lighting.
3. Brickwork to be other than red with contrast such as Freshfield Lane First Quality bricks.
4. Confirmation that all builder's lorries, cars, vans etc to be parked in building site and not on nearby roads and verges.
5. Traffic Lights to be upgraded to allow four-way working instead of three way as present.
6. SUDS pond to be fenced for safety. Drainage to be clarified as to exit route from normal and overflow discharge.
7. Concern over noise level of air pumps

8. Confirmation that the numerous conditions laid down in Inspectors Appeal report be respected.

1. Apologies for absence.
All members were present.
2. To approve the minutes of the previous meeting
The minutes of 14th November 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 *The below application was considered at the BPC Planning Committee in November, but were confused over the application as were of the understanding that the extra entrance has already been approved for this site. A request was submitted to the Planning Officer at WDC to clarify the details. She in turn asked the Agent to provide information so that this application could be re considered at our December meeting:*

Application: [WD/2023/2666/F](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163777>

Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU

Description: creation of new vehicular access onto High Street

The purpose of this new planning application is to allow the new access point to be created prior to the implementation of the planning consent for the new dwelling.

Buxted Parish Council response to Wealden District Council: members object to this application (as they have previously objected). This new access would be directly opposite another driveway and this could be a road safety concern.

Members believe that the work has already started prior to permission being granted. We would respectfully request that this new drive is closed, and the original driveway is used.

Members also commented that the conditions for the existing planning application do not seem to be adhered to and request that the Planning Officer visits the site.

- 4.2 **Application:** [WD/2023/2559/F](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163641>

Expiry date for comments: 13th December 2023

Location: GROVE FARM, HOWBOURNE LANE, BUXTED, TN22 4QD

Description: proposed part conversion of the existing agricultural building into 2 no holiday lets.

Buxted Parish Council response to Wealden District Council: Members object to this application, and would like to reiterate comments made previously on a previous application for this site:

'the application lacks detail, however the parish council believe this would be overdevelopment over and above the previous new dwellings given permission in 2016. Concern is also raised regarding the traffic impact of increased vehicles movements along a narrow lane. If the application were to be approved, the Parish Council would request that passing bays are required along Howbourne Lane as previously request in previous applications'.

- 4.3 **Application:** [WD/2023/2757/F](#) and [WD/2023/2758/LB](#)

Expiry date for comments: 19th December 2023

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

Description: restoration of brickwork and repointing of mortar, bricking up of doorway, minor internal alterations, new two-storey extension to form new kitchen and bedroom in location of original barn building, and associated works.

Buxted Parish Council response to Wealden District Council: no objections, recommend approval.

4.4 Application: [WD/2023/2729/MRM](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163854>

Expiry date for comments: 19th December 2023

Location: LAND WEST OF FIVE ASH DOWN ROAD, COOPERS GREEN, UCKFIELD

Description: Reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission WD/2020/1088/MAO (outline planning application (all matters reserved except for means of access) for the development of land for up to 35 no. residential dwellings) for the construction of 33 no. dwellinghouses, including affordable housing, together with associated landscaping, parking, amenity space and refuse storage

Buxted Parish Council response to Wealden District Council:

During previous correspondence the parish council asked the developer to arrange for the roads to be adopted by Highways, however, note that the roads will remain as privately managed roads.

The parish council also asked for public to be allowed access to the estate and this information has not been included within the reserved matters.

It was asked for no street lighting, however, they have included low level lighting.

One member commented that there seems to be an excess amount of roads within the estate, which is not in keeping with the area.

Members requested that contractors are advised not to park in Five Ash Down or Coopers Green during the building works.

Also, there was no mention in this application of the required upgrade of traffic lights at Coopers Green to include four way pedestrian crossings.

4.5 Application: [WD/2023/2855/FA](#)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164010>

Expiry date for comments: 21st December 2023

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

Description: removal of agricultural occupancy condition attached to planning permission T/1952/8633/4C (pair of cottages).

Buxted Parish Council response to Wealden District Council: no objection.

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

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

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161857>

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. Amended red site area, minor reduction in size of dwelling, additional information.

Buxted Parish Council response to Wealden District Council: Member still OBJECT to this application: 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.

6. Applications determined/updated by Wealden District Council

6.1 Application No. WD/2023/2142/FR

Description: retention of existing boundary fence

Location: 27 MICELHAM ROAD, UCKFIELD, TN22 1NA

Decision: Refused

- 6.2 Application No. WD/2023/2534/PO
 Description: VARIATION OF SECTION 106 AGREEMENT DATED 21 MARCH 2023 ATTACHED TO PLANNING PERMISSION WD/2021/2766/F TO VARY PARAGRAPH 2 OF SCHEDULE 1 TO READ 'FIRST OCCUPATION' INSTEAD OF 'COMMENCEMENT OF DEVELOPMENT'
 Location: LAND AT FORMER POUND GREEN NURSERIES, POUND GREEN, BUXTED
 Decision: Permitted
- 6.3 Application No. WD/2023/2651/FA
 Description: VARIATION OF CONDITIONS 2, 3, 6, 7, 8, 9, 11, 12 AND 17 OF WD/2020/2230/F 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: Withdrawn
- 6.4 Application No. WD/2023/2311/F
 Description: detached garage, widening of existing vehicle access and extension of residential garden
 Location: THE RETREAT, LIMES LANE, BUXTED, TN22 4PB
 Decision: Refused
- 6.5 Application No. WD/2023/0947/MAJ
 Description: C2 residential care home
 Location: LAND AT COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD, TN22 3AA
 Decision: Refused
- 6.6 Application No. WD/2023/2558/F
 Description: SINGLE STOREY REAR EXTENSION
 Location: HILLSIDE, FRAMFIELD ROAD, BUXTED, TN22 4PG
 Decision: approved

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**

Notification of Appeal: WD/2022/0648

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

Update from Cllr Blandford re appeal not being defended by Wealden District Council.

Member were very disappointed that WDC are not opposing the appeal and if the appeal does go ahead the parish council will continue to support the objections from the Mockbeggars Residents Group.

11. **Any urgent matters**

A resident made contact with regards to their concerns over the development in Church Road at a property called Malus. The building is very close to the boundary with the neighbouring property. The windows facing the neighbours' property are supposed to have frosted glass, but the windows installed do not have frosted glass.

There is also a doorway that has been put into that side of the house which wasn't within the plans. Overall, there are serious concerns that the planning conditions are not being adhered

to.

Action: Clerk to report this to WDC Planning Enforcement.

Claudine Feltham
Clerk/RFO Buxted Parish Council