



BUXTED

PARISH COUNCIL

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8th October 2024

MINUTES OF PLANNING COMMITTEE MEETING

Minutes of the Buxted Parish Council Planning Committee meeting held at 7.00 p.m. on 8th October 2024 in St Marys Church Hall, Buxted.

Present: Cllr Smith (Chair), Cllr Blandford, Cllr Duck, Cllr Roberts, Cllr Humphrey, Cllr Rose and Cllr Mallett and Cllr Furber. Clerks: Beccy Macklen and Claudine Feltham.
Also, present WDC Cllr Shaw.

There were two members of the public present at this meeting.

1. Apologies for absence.
Apologies were received and accepted from Cllr Marshall and Cllr Coxon.
2. To approve the minutes of the previous meeting
The minutes were approved as a true record.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.
None
4. **Planning Applications**
 - 4.1 Application: [WD/2024/2085/F](#)
Deadline for response to WDC: 7th October 2024 (extension granted to 9th October)
Link to documents on WDC website:
<https://planning.wealden.gov.uk/plandisp.aspx?recno=166862>
Location: 76 Gordon Road, Buxted, TN22 4LN
Description: installation of air source heat pump
Buxted Parish Council response to Wealden District Council: no objections, **recommend approval.**
 - 4.2 Application: [WD/2024/2048/F](#) and [WD/2024/2049/LB](#)
Deadline for response to WDC: 9th October 2024
Link to documents: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166821>
Location: Coopers Green House, Buxted Road, Coopers Green, TN22 4AT
Description: single-storey rear extension. Roof covering extended at rear creating covered walkway with concealed glazed rooflights. Internal insulation applied to utility room and larder. Formation of bathroom on second floor with new soil vent pipe. New limecrete / glasscrete floor. Underpinning of existing walls / foundations.

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

Please also see section 9 for additional applications/responses.

5. Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:

None during this period

6. Applications determined/updated by Wealden District Council

6.1 Application No: WD/2024/1720/LBR

Description: emergency underpinning works to a single storey relatively modern kitchen extension following failure of the underground drainage, (retrospective), together with minor external and internal repairs as a result of the damage caused by the foundation failure.

Location: The Hogge House, Station Road, Buxted, TN22 4AY

Decision: Approved

6.2 Application No: WD/2024/1612/FR

Description: rebuilding of barn, use of barn and outbuilding for incidental residential purposes, timber decking and natural swimming pool. Extension of residential garden and curved terrace (part retrospective).

Location: The Retreat, Limes Lane, Buxted, TN22 4PB

Decision: Approved

6.3 Application No: WD/2024/1796/F

Description: demolish existing conservatory. Proposed first floor bedroom above existing single storey to rear. New link to utility and open porch canopy to entrance. Convert existing attic into bedroom with addition of dormers and rooflight. Adapt existing windows and doors to new internal layout

Location: Marriners, Howbourne Lane, Buxted, TN22 4QD

Decision: Approved

7. Appeals/Enforcement

7.1 Planning Inspectorate Ref: APP/C1435/W/24/3339914

Town and Country Planning Act 1990 Appeal

Location: LYNTON, FIVE ASH DOWN, UCKFIELD, TN22 3AH

Proposal: RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2021/2129/O (OUTLINE APPLICATION FOR A PROPOSED PHASED DEVELOPMENT OF THREE SELF-BUILD DWELLINGS AND PROVISION OF A NEW VEHICULAR ACCESS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE).

All comments made at the time of the application will have been forwarded to the Planning Inspectorate.

If you wish to make further comment, 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 at <https://acp.planninginspectorate.gov.uk>.

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/2022/1710/MAJ](#)
Expiry date for comments: 16th October 2024
Location: LAND NORTH OF BUDLETTS LANE, FIVE ASH DOWN
Description: full planning application for the phased development comprising the construction of 50no. Dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works.
Amended scheme reducing numbers of dwellings proposed.
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=158557>
Buxted Parish Council response to Wealden District Council: access remains onto A272.

Wish to re iterate comments as made previously

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.

9.2 Application No. [WD/2024/2202/F](#)
Expiry date for comments: 23 October 2024
Location: APPLE TREE COTTAGE, LONDON ROAD, RINGLES CROSS, UCKFIELD, TN22

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Description: existing flat roof removed and replaced with new plain roof to match and hidden flat roof behind

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=167008>

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

- 9.3 Application: [WD/2024/2057/LDE](#) (Certificate of Lawful Development for Existing Use)
Expiry date for comments: 22 October 2024
Location: LAND AT MILLWOOD LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AU
Description: confirmation that the development permitted under WD/2018/0259/F (erection of 1 no. dwelling, access, landscaping and associated infrastructure) has commenced within the meaning of development as set out in Section 55 of the Town and Country Planning Act 1990.
Buxted Parish Council response to Wealden District Council: a local councillor is of the belief that no work has been started on site, so we cannot support this application.

10. **Other issues for consideration**

10.1 **WD/2022/1710/MAJ**

Land north of Budletts Lane, Five Ash Down

BPC have been advised by a resident that the applicant has submitted revised plans.

Clerk (CF) has written to WDC Planning to enquire whether the parish council will be re consulted.

As above in agenda item 9.1

11. **Any urgent matters**

None

Meeting closed at 1909 hours

Claudine Feltham - Clerk to Buxted Parish Council