

BUXTED PARISH COUNCIL

Clerk: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN, *Phone:* 01435 813264
Email: clerk@buxtedparish.org.uk *Website:* www.buxtedvillage.org.uk

3rd January 2017

The Chairman and Members of the Planning Committee
The Chairman and Vice Chairman of the Council,

copy: other Members of the Council

NOTICE OF MEETING

The Planning Applications below are to be considered by members of the Planning Committee on **10th January 2017 at 7.00 p.m. in The Reading Room, Buxted.**

The public have a right and are welcome to attend and at the discretion of the Chairman. Members of the public may speak or ask questions when invited by the Chairman prior to the formal opening of the meeting.

1. Apologies for Absence
2. Declaration of Members personal and prejudicial Interests in respect of items on this agenda
3. The minutes of the Planning Committee held on 13th December 2016 be approved and signed as a correct record by the Chairman.
4. Planning Applications

4.1. **Application No. WD/2016/2997/F**

Location: Stonehouse Cottage, Howbourne Lane, Buxted, TN22 4QD.

Description: Amendment to previously approved scheme for revised layout, increased footprint and change to windows/doors, utility room extension.

Applicant: Mr & Mrs Cook

Agent: Mr Peter Cook

4.2. **Application No. WD/2016/2862/F**

Location: 7 Cherry Gardens Cottages, Royal Oak Lane, High Hurstwood, TN22 4AL.

Description: Single storey extension to rear and internal alterations.

Applicant: Mr & Mrs Jarvis & Maggie Brand

Agent: Boswell Associates

4.3 **Application No. WD/2016/1879/F**

Location: Hightrees, Limes Lane, Buxted, TN22 4PA.

Description: Two storey extension to rear and replacement garage linked to house with games room above. Amended plans for replacement garage with first floor above and two storey extension to the rear – further amended plans and description – plans dated 9.1.2017.

Applicant: Mr & Mrs Salter

Agent: G M Moore & Associates

5. Matters for information

WDC Planning Application Decision Notices received			
Application	Location	Description	Decision
WD/2016/2493/F	9 Rose Cottage, Gordon Road, Buxted, TN22 4LG	Removal of existing rear extension. Construction of new rear extension and new roof light to front roof slope.	APPROVED

BUXTED PARISH COUNCIL

WD/2016/2496/F	Hermitage West, Hurstwood Road, High Hurstwood, TN22 4BH	Change of use of agricultural land to domestic curtilage. <i>Buxted Parish Council response to WDC: No objection, recommend approval.</i>	REFUSED ¹
WD/2016/2756/F	Popes Hall Cottage, Limes Lane, Buxted, TN22 4PB.	Demolition of old porch and construction of new porch. <i>Buxted Parish Council response to WDC: No objection, recommend approval.</i>	APPROVED
WD/2016/2672/F	Avalon, High Hurstwood Road, High Hurstwood, TN22 4BH	Detached building to provide granny annexe. <i>Buxted Parish Council response to WDC: Buxted Parish Council response to Wealden District Council: If this application was approved by Wealden District Council the parish council would request a condition that the annexe cannot be sold as a separate dwelling from the house in the future, and that no further extensions are made to the annexe –the proposed architecture of which the parish council feel that is not in keeping with the area. The parish council would also question what controls could be put in place, to ensure any future use of the accommodation if it is no longer required for the use as stated in the planning application and would not approve recommendation for use as a holiday let which could possibly contravene the current Ashdown Forest policy. Otherwise, no objection, recommend approval.</i>	APPROVED 'The following condition will be imposed: The annexe shall be regarded and used as an integral part of the existing dwelling only and shall not be let or occupied as a separate dwelling unit. There are no permitted development rights for extensions to a detached annexe'.
WD/2016/2428/F	52 Ashengate Way, Ashdown Place, Uckfield, TN22 3EX	A rear single storey flat roof extension across the width of the existing lounge and garage. A front porch utilising the existing covered entrance.	APPROVED
WD/2016/2555/F	Sandrock Farmhouse, Limes Lane, Buxted, TN22 4PE	Two storey side extension. <i>Buxted Parish Council response to Wealden District Council; no objection, recommend approval.</i>	APPROVED
WD/2016/2284/F	Lerryn Farm, Church Lane, Buxted, TN22 4LX.	Construction of an all-weather turn-out / exercise area. <i>Buxted Parish Council response to Wealden District Council: The parish council respectfully request that there is no lighting, no additional fencing and that the exercise area is</i>	APPROVED

¹ The application site lies in a rural location within the High Weald Area of Outstanding Natural Beauty (AONB) beyond any development boundary where restrictive planning policies apply to new development. There is no justification for the use of this agricultural land for domestic purposes. Incorporating this field within the established residential curtilage would have an adverse impact on the character and appearance of this land and its wider landscape setting. The primary purpose in the AONB is to conserve and enhance its natural beauty and this proposal would represent an unwarranted and undesirable encroachment of domestic activity and paraphernalia onto agricultural land which is at odds with this aim. The proposal therefore conflicts with Saved Policies GD2 and EN6 and advice in paragraph 5.100 to Saved Policy DC19 of the adopted Wealden Local Plan (1998), Spatial Objective SPO1 and Policy WCS14 of the adopted Wealden Core Strategy Local Plan (2013), together with guidance contained within Paragraphs 7, 14, 17, 109, 115 and 118 of National Planning Policy Framework (2012), Objective FH2 of The High Weald Area of Outstanding Natural Beauty Management Plan 2014 – 2019 and advice in the Wealden Design Guide (2008) (adopted Supplementary Planning Document), Chapter 2, Part 2, Chapter 3, Part 1, paragraph 1.3.

BUXTED PARISH COUNCIL

		<i>for use only in hours of daylight. The parish council note that this site has been subject to several planning applications and has seen quite an amount of development, but have no objection, subject to the above comments, and recommend approval.</i>	
WD/2016/2459/F	22 Mead Lane, Buxted, TN22 4AS	Installation of two roof lights to the front roof slope and rear roof slope as part of a loft conversion. <i>Buxted Parish Council response to Wealden District Council; no objection, recommend approval.</i>	APPROVED
WD/2016/2656/F	Hopes Cottage, 43 Hurstwood Road, Buxted, TN22 4BB.	Removal of conservatory and construction of single storey extension across rear of property to square off foot print. <i>Buxted Parish Council response to Wealden District Council; no objection, recommend approval.</i>	APPROVED
WD/2016/2671/F	Oast View, Five Ash Down, Uckfield, TN22 3AP.	Conversion of garage at rear to residential annexe including raising of roof and alterations and installation of dormers. Buxted Parish Council response to Wealden District Council: the parish council note that due to the timing between notification of this application and the parish council's meeting to discuss the application, that the neighbouring properties may not yet have had chance to comment on this application. The parish council would like to reiterate the comments made when this application was first submitted and considered, as below, and still object to this application: <i>'The parish council have considered the letter of support and letter of objection from neighbouring properties. It has raised concern with the parish council that the current design/position of the garage and its dormer windows would infringe on the privacy of the neighbouring property. If this application was approved by Wealden District Council the parish council would request a condition that the garage cannot be sold as a separate dwelling from the house. The parish council would also like to suggest that the orientation of the dormer windows be changed so that they look towards Oast View, and not the neighbour. With the current layout/design the parish council object to this application and do not recommend approval'.</i>	Refused. From WDC: <i>Comments are noted. It is understood that the orientation of the dormers were altered in response to the previous refusal where the dormer looked out over the rear garden of the site. The proposal is still considered to have an adverse impact on neighbour amenity, the landscape due to the raised level of the ridge as well as having the potential to be used as a separate unit of accommodation with a separate access to the lane.</i>
WD/2016/2742/F	Buckthorn House, Chillies Lane, Crowborough, TN6 3TB.	New balcony to rear gable and window enlarged. Garage replacement.	APPROVED

7. Any other matters properly notified
. Announcements – a) Chairman of the Committee; b) Clerk to the Council

Claudine Feltham
Clerk to the Council

Copy to ESCC Cllr R Galley, WDC Cllrs Lunn and Illingworth