



# BUXTED

## PARISH COUNCIL

Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN  
t: 01435 812798 e: [clerk@buxted-pc.gov.uk](mailto:clerk@buxted-pc.gov.uk) w: [buxtedvillage.org.uk](http://buxtedvillage.org.uk)

23<sup>rd</sup> August 2022

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

copy: other Members of the

### NOTICE OF MEETING

Members of the Buxted Parish Council Planning Committee are summoned to attend the Planning Committee meeting to take place at 7.30p.m. on Tuesday 30<sup>th</sup> August 2022 in Five Ash Down Village Hall.

The public have a right and are welcome to attend. Members of the public may speak or ask questions when invited by the Chairman, prior to the formal opening of the meeting. If any member of the public would like to make comments to Wealden District Council, in support or objection to an application, then please email: [planning@wealden.gov.uk](mailto:planning@wealden.gov.uk)

1. Apologies for absence.
2. Declaration of Members personal and prejudicial Interests in respect of items on this agenda
3. **Planning Applications**
  - 3.1 [WD/2022/1710/MAJ](#)  
Expiry date for comments: 30 August 2022  
Location: LAND NORTH OF BUDLETTS LANE, FIVE ASH DOWN  
Description: full planning application for the phased development comprising the construction of 65 no. dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works.
  - 3.2 [WD/2022/2045/F](#)  
Expiry date for comments: 5 September 2022  
Location: 30 MEAD LANE, BUXTED, TN22 4AS  
Description: insertion of 2 no. rooflights in south facing roof slope
  - 3.3 Application: [WD/2022/1256/FR](#)  
Expiry date for comments: 5 September 2022  
Location: HILLYMEAD, BURNT OAK ROAD, HIGH HURSTWOOD, TN22 4AE

Description: RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF AN OUTDOOR SWIMMING POOL AND POOL HOUSE, PLUS ASSOCIATED ENGINEERING OPERATIONS AND CHANGE OF USE OF LAND TO RESIDENTIAL.

- 3.4 Application: [WD/2022/1932/F](#)  
Expiry date for comments: 5 September 2022  
Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB  
Description: ERECTION OF 1 NO. NEW DETACHED DWELLING.
- 3.5 Application: [WD/2022/0758/F](#)  
Expiry date for comments: 6 September 2022  
Location: STONEHOUSE COTTAGE, HOWBOURNE LANE, BUXTED, TN22 4QD  
Description: FIRST FLOOR EXTENSION WITH BALCONY Amended description.
4. Responses submitted to WDC
- 4.1 Application: [WD/2022/1176/F](#)  
Expiry date for comments: 2<sup>nd</sup> August 2022  
Location: BROWN HEATH HOUSE, POUND GREEN, BUXTED, TN22 4PH  
Description: REPLACEMENT SINGLE STOREY EXTENSION AND PORCH TO THE FRONT OF THE PROPERTY  
**No objection – recommend approval**
- 4.2 Application: [WD/2022/0902/F](#)  
Expiry date for comments: 28<sup>th</sup> July 2022  
Location: BUXTED C OF E PRIMARY SCHOOL, HURSTWOOD ROAD, BUXTED, TN22 4BB  
Description: REPLACEMENT OF BOUNDARY FENCING & INSTLLATION OF POLE MOUNTED CCTV, POLE MOUNTED LANTER LIGHTS AND BOLLARD LIGHTS.  
**No objection – recommend approval**
- 4.3 Application: [WD/2022/1625/F](#)  
Expiry date for comments: 18<sup>th</sup> August 2022  
Location: KILN FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BQ  
Description: demolition of existing building used for domestic storage and replacement with a new dwelling and parking area.  
**Despite a precedent being set for residential use at the site via the permission for a mobile home, the parish council would reiterate its previous objections and would not wish to see a permanent dwelling on this site.**
- 4.4 Application No. [WD/2022/1061/F](#)  
Description: GROUND AND FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER AND INTERNAL ALTERATIONS  
Location: 31 GORDON ROAD, BUXTED  
Response to WDC: no objections
- 4.5 Application No. [WD/2022/0758/F \(amended plans\)](#)  
Description: FIRST FLOOR EXTENSION - Amended Plans dated 26 July 2022  
Location: STONEHOUSE COTTAGE, HOWBOURNE LANE, BUXTED  
Response to WDC: no objection

#### **4.6 Application WD/2022/1637/MEA**

**Location: LAND AT DOWNLANDS FARM, UCKFIELD**

**Description: HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING**  
Buxted Parish Council would like to object to this application on the following grounds:

- 1. The housing quota established in the 2013 Core Strategy for Uckfield has already been fully met.**
- 2. While the Council welcomes the provision of open space within the proposals, it considers the application falls short in terms of providing the necessary infrastructure to support 424 no. houses. There appears to be no provision of facilities including schools, a doctors' surgery, shops, community halls, etc., and no thought to creating a 'heart' in the new community. There is very little planning gain for the community.**
- 3. The Council is very concerned about the deleterious impact an additional 424 no. houses will have on the local road network. The substantial increase in car journeys that this development will inevitably generate will exert pressure on already saturated roads in the local area.**
- 4. No consideration has taken place of the effect that this large development would have on the nearby village of Buxted and the inevitable use of the train station there from the putative Downland residents. The parking, at Buxted, in normal times, is at capacity. Given that other development in the areas between the A22 and the A272 have had their objections to the applications rescinded by WDC, the small cut through of the A272 at Ringles Cross/Five Ashdown would be totally inadequate to deal with the increased traffic, as will the Ringles Cross Traffic lights where there is no provision for pedestrians, who may wish to walk to Buxted to cross the road.**
- 5. With respect to no 3&4 above, the Council considers that a Transport Plan should form part of the application such that the impact of the new houses can be properly evaluated. This should be expanded to evaluate, fairly, the effect this will have on the neighbouring villages.**
- 6. The well documented objections on the negative effect on ecological matters should be, once again considered, given this one of the reasons for past refusal of developing this site. This includes the devastating effect this development would have on Lake Wood at the south of the site, which has not even been assessed in the accompanying documents. Nor the effect on Malling Budletts Common which is a rare example of a medieval farmed common land surviving into the 21<sup>st</sup> Century. The Heritage and Archaeological Assessment carried out by Gleasons, inevitably, and possibly correctly, contains only that information which is known. However, we urge WDC to take into account the local knowledge that has been gathered since that publication, by local people on ecological and historical grounds.**

#### **5. Applications determined/updated by Wealden District Council**

##### **5.1 Application No. WD/2021/1831/FA**

**Location: MEADOW COTTAGE (TURKLAND), CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AB**

**Description: VARIATION OF CONDITION 9 OF WD/2018/1258/F (DEMOLITION OF EXISTING SINGLE STOREY DWELLING, GARAGE, OUTBUILDINGS, AND SWIMMING POOL.**

PROPOSED REPLACEMENT DWELLING, GARAGE AND ANNEXE. ASSOCIATED LANDSCAPE WORKS. AMENDED SITE AREA.) TO CHANGE THE POSITION OF THE GARAGE AND ANNEXE, ALONG WITH MINOR CHANGES TO THEIR MATERIALS AND FENESTRATION DETAILS.

Decision: Approved

5.2 Application No. [WD/2022/1094/F](#)

Location: REPLACEMENT STABLES, TACK ROOM AND SOLARIUM.

Description: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN

Decision: Approved

5.3 Application No. [WD/2022/0855/F](#)

Description: INSTALLATION OF SOLAR PANELS TO PROVIDE DOMESTIC ELECTRICITY FOR THE PROPERTY

Location: HERMITAGE FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG

Decision: Approved

5.4 Application No. [WD/2022/1565/F](#)

Description: SINGLE STOREY REAR EXTENSION, CONVERSION OF INTEGRAL GARAGE AND

CONSTRUCTION OF UPPER FLOOR AND ASSOCIATED WORKS.

Location: GRASMERE, FRAMFIELD ROAD, BUXTED, TN22 4LE

Decision: Approved

5.5 Application No. [WD/2022/0976/F](#)

Description: RAISED PATIO TO PART REPLACE EXISTING DECKING

Location: VALLEYSIDE, PARK VIEW, BUXTED, TN22 4LS

Decision: approved

5.6 Application No. [WD/2022/0860/F](#)

Description: PROPOSED GARAGE CONVERSION AND NEW DETACHED SINGLE GARAGE

Location: PIXIE LODGE, MILLWOOD LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AU.

Decision: approved.

5.7 Application No. [WD/2022/1176/F](#)

Description: replacement SINGLE STOREY EXTENSION AND PORCH TO THE FRONT OF THE PROPERTY

Location: BROWN HEATH HOUSE, POUND GREEN, BUXTED, TN22 4PH

Decision: approved

6. **Appeals/Enforcement**

6.1 **Appeal Decision - [WD/2020/1088](#)**

Location: LAND WEST OF FIVE ASH DOWN ROAD, COOPERS GREEN - APP/C1435/W/21/3283533

Appeal allowed and planning permission is granted for the development of land for up to 35 residential dwellings (subject to conditions).

Result: appeal allowed

6.2 Appeal Ref: APP/C1435/W/21/3286532

Location: Hildenvale, Redbrook Lane, Buxted TN22 4QH

Description: the development proposed is demolition of equestrian buildings and the erection of 8 no. dwellings, access, landscaping and other associated infrastructure.

Result: appeal dismissed

7. **Applications of note being considered by WDC Planning Committee**

Wealden District Council Planning Committee

Committee meeting date: 21<sup>st</sup> July 2022

Application: WD/2021/1895/MAO

Description: Outline application for the erection of up to 40 dwellings

Location: LAND AT COOPERS ROW, FIVE ASH DOWN, TN22 3AN

**APPROVED**

8. **Any urgent matters**

*Claudine Feltham  
Clerk to the Council*

Copy to ESCC Cllr R Galley, WDC Cllr Illingworth