

### 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)

MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN

FIVE ASH DOWN VILLAGE HALL AT 7.30 P.M. ON TUESDAY 11th JANUARY 2022

# Present: Cllrs Rose (Chair), Blandford, Humphrey, Coxon and Roberts.

# Also, in attendance; Cllrs Wilson & Marshall and Clerks Claudine Feltham and Beccy Macklen.

# Public: 5 members of the public were present.

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| 1.  2. | Apologies for absence.  Apologies were received and accepted from Cllr McQuarrie and Cllr Cox.  Declaration of Members personal and prejudicial Interests in respect of items on this agenda.  Cllr Rose declared a personal interest in respect of agenda item 4.1 as the applicant is known to him, as well as an objector to this application. |
| 3.  4.  4.1  4.2  4.3  4.4  5  6  6.1  6.2  6.3  6.4  6.5  6.6 | The minutes of the Planning Committee held on date 9th November 2021 to be approved and signed as a correct record by the Chairman.  The minutes were approved and signed as a correct record.  **Planning Applications**  Application: [WD/2021/2766/F](http://planning.wealden.gov.uk/plandisp.aspx?recno=155942)  Expiry date for comments: 31st December 2021, extension granted to 12th January 2022.  Location: FORMER POUND GREEN NURSERIES, POUND GREEN, BUXTED, TN22 4PH  Description: Demolition of existing structures and construction of 9 no. residential dwellings together with new access, landscaping and parking.  Buxted Parish Council response to Wealden District Council: Cllr Blandford commented that she had made a site visit to see the impact on the neighbour and felt that this would be incredibly intrusive to the neighbour, create light pollution and is considered to be over development of the site.  This is a rural greenfield site, outside of any designated development boundary where countryside policies should resist the provision of new housing without special justification. The parish council cannot see any justification to allow permission, which would adversely affect this area and the neighbouring properties.  Members of the planning committee made a unanimous decision to object to this application.  Application: [WD/2021/2768/F](http://planning.wealden.gov.uk/plandisp.aspx?recno=155944)  Expiry date for comments: 10 January 2022, extension granted to 12th January 2022.  Location: POPESWOOD FARM, POUND GREEN LANE, BUXTED, TN22 4PL  Description: Creation of a new stable building and sand school with track access and yard area. change of use of land from agricultural to keeping of horses.  Buxted Parish Council response to Wealden District Council: no objection  Application No. [WD/2021/2953/F](http://planning.wealden.gov.uk/plandisp.aspx?recno=156191)  Expiry date for comments: 11 January 2022, extension granted to 12th January 2022.  Location: PERRYMANS END, PERRYMANS LANE, HERON'S GHYLL, UCKFIELD, TN22 4BX Description: Conversion of equestrian barn to dwelling and provision of a soft landscaping scheme .  Buxted Parish Council response to WDC: whilst the parish council were aware of one parishioner who is concerned about the justification of this conversion, there were no other neighbour comments on the WDC website for this application.  The parish council could not see any material reasons to object to this application.  Application No. [WD/2021/2889/LDE](http://planning.wealden.gov.uk/plandisp.aspx?recno=156103)  Expiry date for comments: 11 January 2022, extension granted to 12th January 2022.  Location: KILN FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BQ  Description: use of mobile home as a single dwelling house  The parish council have no knowledge of this site to either support or object to this application.  **Planning Applications received after the publication of this agenda, but available on the WDC website:**  **Planning applications with responses recently submitted to WDC**  Application: [WD/2021/1895/MAO](http://planning.wealden.gov.uk/plandisp.aspx?recno=154864)  Expiry date for comments: 12th November, deadline granted for application to be considered 14th December 2021  Location: LAND AT COOPERS ROW, FIVE ASH DOWN, TN22 3AN  Description: Outline application for the erection of up to 40 dwellings  Response from Buxted Parish Council to WDC:  *Cllr Roberts declared an interest in this application as he owns land adjoining the site and did not take part in the consideration of this application.*  During a public meeting parishioners raised their serious concerns over this proposal, some of  which centred around sewage, drainage and highways issues, loss of green space, urban sprawl, not in accordance with ribbon development of the village, addition of street lighting when there is currently none and so would affect the Dark Skies, the village had already seen significant development in recent year without any improvements to the sewerage systems, lack of capacity at the doctor’s surgery and school. Concerns were also raised over the design with a buffer of trees planned to be placed directly on top of the line of the main sewer which could cause even more issues with sewerage. Southern waters own consultation on this recommends no tree planting within 3 meters of either side of the main sewer. If no trees are going to be there to provide a buffer this is going to seriously impact on the privacy of the properties that back on to the proposed new development.  Members of the parish council advised that they were not experts in matters such as drainage, highways and sewerage, and so generally need to leave it to the experts in these fields, however we would voice these concerns to WDC.  The site is outside of any development boundary and is currently a greenfield site. A recent  application (WD/2021/1419/MAO) for a large development in Five Ash Down was also refused at the WDC Planning Committee north meeting, with these grounds being stated.  The parish council are concerned about over development and expansion of what is essential a  small hamlet or a very tiny village. Such a development at this distance from the nearest train  station would inevitably lead to more pressure on parking in Buxted and could also increase the  number of car journeys on the A272, which is already heavily congested, particularly at school pick up/drop off times and rush hours.  There are concerns that the crossroads at Coopers Green cannot stand for additional traffic,  particularly when the corner of the junction floods regularly.  The parish council urge for WDC to give serious consideration to the issues raised in all of the  objection letters raised by parishioners.  Buxted Parish Council **object** to this application as it is outside of the development boundary, as  well as all of the concerns of residents, expressed to the parish council directly, and WDC by email and letter.  Application: WD/2020/1219/FR  Expiry date for comments: 6th December 2021, extension granted by WDC to 15th December 2021  Location: LITTLE FARM, BURNT OAK ROAD, HIGH HURSTWOOD, TN6 3SD  Description: RETROSPECTIVE APPLICATION FOR SITING OF A MOBILE HOME  Response from Buxted Parish Council to WDC: members are concerned about the amount of development at this site, with several buildings of varying structural degrees. If this site is being run as business, then the parish council would request that WDC review the site as a whole.  Application: [WD/2021/2386/FR](http://planning.wealden.gov.uk/plandisp.aspx?recno=155465)  Expiry date for comments: 8th December 2021  Location: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN  Description: ERECTION OF A TREEHOUSE FOR USE AS HOLIDAY ACCOMMODATION TO REPLACE ONE SHEPHERD'S HUT APPROVED UNDER APPLICATION WD/2017/1858/F. RETENTION OF AN EXISTING RETROSPECTIVE TOILET AND SHOWER BLOCK.  Response from Buxted Parish Council to WDC: no objection  Application: [WD/2021/2771/FA](http://planning.wealden.gov.uk/plandisp.aspx?recno=155950)  Expiry date for comments: 8 December 2021  Location: POUND GREEN NURSERY, POUND GREEN, BUXTED, TN22 4PH  Description: REMOVAL OF CONDITION 2 ATTACHED TO WD/1984/1295 (AGRICULTURAL DWELLING FOR MANAGER) TO ALLOW FOR REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION.  Response from Buxted Parish Council to WDC: the parish council are concerned that by removing this legal condition what would happen to the site and feel it would not be a suitable site for residential development due the access issues onto the A272.  Application: [WD/2021/2641/MAJ](http://planning.wealden.gov.uk/plandisp.aspx?recno=155778)  Expiry date for comments: 28 December 2021  Location: LAND EAST OF COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD  Description: C2 RESIDENTIAL CARE HOME  Response from Buxted Parish Council to WDC: the parish council would like to reiterate their objections made to the previous application for a nursing home on this site, which was refused by WDC (WD/2019/2466/MAJ)  Cllr Humphrey as the Five Ash Down Ward representative has had many residents speak to him about their objections to this application.  In the WDC Local Plan of 1998, Chapter 4 it said how towns/parishes should not be coalesced together, with Five ash Down being specifically mentioned. This is something feared by residents of Five Ash Down.  The parish council had received numerous letters of objection from local residents with their most common themes of objection being:  • The site is outside of the development boundary.  • Parishioners have raised concerns over possible restrictive covenants on the land.  • The site has a current re instatement order in respect of hedges and trees removed without permission.  • The design is out of character with the surrounding rural dwellings.  • Concerns over road safety.  • No footpaths at the location.  • Concerns over flooding.  • Old and inadequate sewers and drainage systems.  • Insufficient parking provisions when considering visitors and deliveries.  • Proximity to semi ancient woodland.  • Light pollution.  • Disruption to wildlife.  • Already a care home in Five Ash Down, is there a need for another?  Cllr Blandford commented how it is very difficult to consider such major applications when there is an absence up to date policies and clear guidance from WDC.  The parish council object to this application.  Application: [WD/2021/2833/F](http://planning.wealden.gov.uk/plandisp.aspx?recno=156029)  Expiry date for comments: 29 December 2021  Location: PARKHURST, PERRYMANS LANE, HIGH HURSTWOOD, BUXTED, TN22 4AG  Description: PROPOSED CONVERSION OF EXISTING DOMESTIC STORAGE BARN TO FORM 4 BEDROOM DWELLING.  Response from Buxted Parish Council to WDC: no objection, subject to any legitimate concerns raised by neighbours. |
| 7 | **Applications determined/updated by Wealden District Council**  Application No. WD/2021/1577/F  Description: DEMOLITION OF EXISTING PORCH AND GARAGE, TO BE REPLACED WITH A NEW TIMBER FRAMED PORCH AND SIDE EXTENSION. ALL FRONT ELEVATION WINDOWS AND EXTERIOR CLADDING TO BE REPLACED IN OAK TO MATCH THE NEW EXTENSION  Location: ASHLEIGH, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AD  Decision: Approved  Application No. WD/2021/2238/FR  Description: RETROSPECTIVE APPLICATION FOR A PROPOSED MONARCH EQUESTRIAN ROUND HORSEWALKER FOR 5 NO. HORSES SITED WITHIN EQUESTRIAN PADDOCK  Location: 1 WESTROW HOUSE, ROCKS LANE, HIGH HURSTWOOD, BUXTED, TN22 4BN  Decision: Approved  Comment from WDC to BPC: *The Parish Council should be aware that they cannot object to a planning application on the grounds of it being retrospective or because there is local opposition to the proposal. For an objection to be considered during the determination of the application, it must raise material planning reasons, in line with national and local planning policies and guidance, as to why the proposal is not acceptable.*  Application No. WD/2021/0763/F  Description: PROPOSED REPLACEMENT OF DILAPIDATED OUTBUILDING WITH NEW OAK FRAME GARAGE/HOME OFFICE  Location: PARKHURST, PERRYMANS LANE, HIGH HURSTWOOD, BUXTED, TN22 4AG  Decision: Approved  Application No. WD/2021/2129/O  Description: OUTLINE APPLICATION FOR A PROPOSED PHASED DEVELOPMENT OF THREE SELF-BUILD DWELLINGS AND PROVISION OF A NEW VEHICULAR ACCESS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE  Location: LYNTON, FIVE ASH DOWN, UCKFIELD,TN22 3AH  Decision: Refused  Application No. WD/2021/1979/F  Description: PROPOSED LOFT CONVERSION TO INLCUDE 3 NEW, LEAD FINISHED DORMERS. THE ADDITIONAL SPACE WILL ALLOW FOR A PLAY ROOM AND RETREAT.  Location: 61 FIVE ASH DOWN, UCKFIELD, TN22 3AL  Decision: Approved  Application No. WD/2021/2602/F  Description: Change flat roof of an existing extension in to a pitched roof. Installation of an aluminium apex window and set of bifold doors for new kitchen area. Construct a bay window to the rear of the property to match the other rear bay windows.  Location: LAVEROCK, ST RAPHAELS, BUXTED, TN22 4JS  Decision: Approved  Application No. WD/2021/2576/F  Description: FIRST FLOOR SIDE ADDITION  Location: DURLESTONE, COURT LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AG  Decision: Approved  Application No. WD/2021/2482/F  Description: CONVERSION OF EXISTING GARAGE INTO ANCILLARY LIVING SPACE. THE ADDITION OF 2 DORMERS AND AN OPEN CAR PORT  Location: THE FIRGROVE, BURNT OAK ROAD, TN22 4AE  Decision: approved  Application No. WD/2021/1419/MAO  Description: DEVELOPMENT OF SITE FOR UP TO 33 NO. DWELLINGS WITH AMENDMENTS TO EXISTING ACCESS.  Location: LAND TO THE REAR OF THE WALLED GARDENS, FIVE ASH DOWN, TN22 3AJ  Decision: refused  Application No. WD/2021/2176/F  Description: ERECTION OF ONE DETACHED DWELLING WITH CREATION OF NEW ACCESS AND ASSOCIATED LANDSCAPING  Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT Y  Decision: approved  **Planning applications going to appeal**  Town and Country Planning Act 1990  Appeal by Verizun Land and Development Ltd (the Appellant)  Site: MOORINGS, HIGH STREET, BUXTED, TN22 4JU  Proposal: DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS, ALTERATIONS TO EXISTING ACCESS AND ERECTION OF 6 NO. DWELLINGS AND GARAGES.  Planning Inspectorate Ref: APP/C1435/W/21/3277327  On 22 December 2020 the Wealden District Council refused to grant the necessary permission for the above site, and the reasons for refusal can be viewed on the Council’s website at www.planning.wealden.gov.uk. The Planning Inspectorate has received notice of a planning appeal against this decision. The Secretary of State considers that the written representations procedure be followed for this appeal. This procedure requires that those owners and occupiers of properties near the site and those who expressed a view at application stage be informed of the appeal and be given the opportunity to submit further views in writing.  Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector’s attention.  Deadline for additional comments: 5th January 2022.  Town and Country Planning Act 1990  Appeal by Verizun Land & Development Ltd (the Appellant)  Site: MOORINGS, HIGH STREET, BUXTED, TN22 4JU  Proposal: DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS, ALTERATIONS TO EXISTING ACCESS AND ERECTION OF 3 NO. DWELLINGS AND GARAGES.  Planning Inspectorate Ref: APP/C1435/W/21/3281167  On 23 July 2021 the Wealden District Council refused to grant the necessary permission for the above site, and the reasons for refusal can be viewed on the Council’s website at www.planning.wealden.gov.uk. The Planning Inspectorate has received notice of a planning appeal against this decision. The Secretary of State considers that the written representations procedure be followed for this appeal. This procedure requires that those owners and occupiers of properties near the site and those who expressed a view at application stage be informed of the appeal and be given the opportunity to submit further views in writing.  Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector’s attention.  Deadline for additional comments: 5th January 2022.  Town and Country Planning Act 1990  Site: SPINDLES, HOWBOURNE LANE, BUXTED, TN22 4QB Proposal: ERECTION OF TWO DETACHED DWELLINGS AND ONE DETACHED GARAGE TO INCLUDE ACCESS ONTO THE A272 WITH PEDESTRIAN CROSSING POINT.  Planning Inspectorate Ref: APP/C1435/W/21/3279614 On 1 June 2021 the Council refused to grant the necessary permission for the above site, and the reasons for refusal can be viewed on the Council’s website at www.planning.wealden.gov.uk. The Planning Inspectorate has received notice of a planning appeal against this decision. The Secretary of State considers that the written representations procedure be followed for this appeal. This procedure requires that those owners and occupiers of properties near the site and those who expressed a view at application stage be informed of the appeal and be given the opportunity to submit further views in writing.  Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector’s attention.  Any urgent matters. |

*Meeting closed at 1941 hours*

***Claudine Feltham***

***Clerk to the Council***

Copy to ESCC Cllr R Galley, WDC Cllr Illingworth