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14th December 2022

MINUTES OF THE PLANNING COMMITTEE 13th DECEMBER 2022

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.00 p.m. on Tuesday 13th December 2022 at Five Ash Down Village Hall.

Present: Cllr McQuarrie (Chairman), Cllr Rose, Cllr Blandford, Cllr Coxon, Cllr Humphrey and Cllr Roberts.

Also in attendance: Beccy Macklen and Claudine Feltham (Clerks).

There were two members of the public present for the planning committee.

1. **Apologies for absence**
None
2. **Declaration of Members personal and prejudicial Interests in respect of items on this agenda**
Cllr Coxon declared an interest in respect of agenda item 4.3 as a neighbour to the property and did not take part in the discussions.
3. The minutes of the Planning Committee held on 8th November 2022 be approved and signed as a correct record by the Chair.
The minutes were approved as a true record and will be signed at the next meeting.
4. **Planning Applications**
 - 4.1 Application: [WD/2022/2736/F](#)
Expiry date for comments: 30th November 2022 (*extension to 14th December granted by WDC*)
Location: HEWINGS, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BE
Description: remove and rebuild existing retaining wall and install new composite gate
Response to WDC: no objections

- 4.2 Application: [WD/2022/2739/LDE](#)
Expiry date for comments: 30th November 2022 (*extension to 14th December granted by WDC*)
Location: MOUNT PLEASANT FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN
Description: certificate of lawful existing use in respect of the occupancy of mount pleasant farm for a period in excess of 10 years in breach of the agricultural occupancy condition imposed by planning permission T/72/2549
Response to WDC: no objections, members had no evidence to add.
- 4.3 Application: [WD/2022/2890/F](#)
Expiry date for comments: 6th December 2022 *extension granted by WDC*
Location: ABBOTSLARE, ST. RAPHAELS, BUXTED, UCKFIELD, TN22 4JS
Description: Two bay timber frame garage with studio
Cllr Coxon did not take part in this application as declared an interest.
Response to WDC: no objections, however, members would respectfully request for WDC to include a condition for the garage to be ancillary to the main dwelling and not to be used as a separate dwelling.
- 4.4 Application No. [WD/2022/2545/LB](#)
Expiry date for comments: 9 December 2022 *extension granted by WDC*
Location: POTTERS GREEN HOUSE, LIMES LANE, BUXTED, TN22 4PE
Description: Replacement conservatory and relocation of existing modern timber stud partition at first floor level.
Response to WDC: no objections, subject to any comments from neighbouring properties.
- 4.5 Application: [WD/2022/2688/FR](#)
Expiry date for comments: 9 December 2022 *extension granted by WDC*
Location: GROVE FARM, HOWBOURNE LANE, BUXTED, TN22 4QD
Description: Retrospective application for replacement of commercial and agricultural barns to form three residential dwellings.
Response to WDC: members object to this retrospective application and support the principle of enforcement. Applicants should adhere to the plans previously submitted and approved.
- 4.6 Application: [WD/2022/2960/F](#)
Expiry date for comments: 13 December 2022
Location: TUDOR VIEWS, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB
Description: Demolition of existing dwelling and phased development of two self-build dwellings, including new vehicular access
Response to WDC: members object to this application. It is in front of the existing building line, the design is out of keeping, with surrounding

properties, there is poor placement within the site. The increased ground cover will increase the water run off which is already an issue.

Applications received after the original publication of this agenda, but available on the WDC website:

4.7 [WD/2022/3174/F](#)

Expiry date for comments: 30 December 2022

Location: WHITE COTTAGE, BURNT OAK ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AE Description: Proposed two storey side extension replacing an existing conservatory, and internal alterations.

Response to WDC: no objections

4.8 [WD/2022/1073/F](#)

Expiry date for comments: 2 January 2023

Location: BUDLETTS MANOR, BUDLETTS LANE, COOPERS GREEN, UCKFIELD, TN22 3AE Description: erection of 2 no. dwellings, access, landscaping and associated infrastructure.

Response to WDC: members object to this application. The design is out of keeping with surrounding properties and access onto A272 is dangerous. Some of the supporting reports are out of date. The traffic survey was carried out in April 2021 (during lockdown), and so it not representing a true current picture of traffic flow. Members also wished to comment that there was no site plan showing where the proposal is in in connection with surrounding properties or position with the A272.

4.9 [WD/2022/2994/F](#)

Expiry date for comments: 2 January 2023

Location: BUXTED PARK, BUXTED PARK CRICKET CLUB AND SPORTS ASSOCIATION, STATION ROAD, BUXTED, TN22 4AY

Description: Extension to cricket pavilion to provide changing room, shower and wc

Response to WDC; no objection

5. **Applications considered by email due to the deadline set by WDC**
Application: [WD/2022/0648/MAO](#)
Expiry date for comments: 12 December 2022
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD
TN22 2EA Description: Outline application for the development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works. All matters reserved apart from access. Additional transport information.
Response was resubmission of previous comments. Emailed to WDC 8th December 2022.
6. **Applications determined/updated by Wealden District Council**
- 6.1 Application: WD/2022/2374/F
Description: Erection of a rear elevation oak framed garden room.
Location: TOAD HALL, HIGH STREET, BUXTED, TN22 4JU
Decision: approved
- 6.2 Application No. WD/2021/3139/FA
Description: Variation of condition 14 of planning application WD/2020/2015/F (proposed detached bungalow and retaining wall) to incorporate the following amendments to the permitted scheme: one additional and repositioned rooflights, additional window, alteration of ground levels to rear including raised and extended patio, gable to front elevation and revised surface treatment to access and hardstanding.
Location: GARDEN LODGE (FORMERLY ADJ TAMARISK), PARK VIEW, BUXTED, TN22 4LS
Decision: approved.
Response from WDC to Parish Council Comments: The concerns of the Parish Council are acknowledged and have been carefully considered. The Case Officer visited Lyndhurst to the rear and Valley Side to the west to discuss concerns with neighbours and to view the application site from these properties. The variations to the permitted scheme do not create any material light pollution issues above and beyond the permitted scheme given that the changes relate to one additional rooflight to the loft space and a full-length window to the living area at ground floor level in the side elevation. With regard to privacy there is relatively robust planting along the site boundaries and given the juxtaposition of the neighbouring dwellings it is considered that there is no unacceptable impact on the amenities of neighbouring dwellings to warrant refusal of the application.
- 6.3 Application No. WD/2022/2392/F
ERECTION OF HOME OFFICE/GYM
Location: LAND ADJACENT TO GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY 'Further to my recent consultation to you regarding the above planning application, I write to advise that this application has now

been found to be 'incomplete' as it requires the applicant/agent to provide further details. As a result, you will not be able to view this application on our website until these details have been received, at which time a further letter will be sent to you advising of the revised timescale to submit comments. Please accept my apologies for any inconvenience this has caused'.

6.4 Application No. WD/2022/2146/F

Description: conversion of equestrian barn to dwelling and provision of soft landscaping scheme (RE-SUBMISSION OF WD/2021/2953/F)

Location: PERRYMANS END, PERRYMANS LANE, HERON'S GHYLL, UCKFIELD, TN22 4BX

Decision: refused

6.5 Application No. WD/2022/1339/FR

Description: retrospective application for construction of stable block and sand school (amendment to WD/2016/1124/F).

Location: HOWBOURNE STUD, HOWBOURNE LANE, BUXTED, TN22 4QD.

Decision: approved

6.6 Application No. WD/2022/0194/MAJ

Description: ERECTION OF NEW WORKSHOP AND ANCILLARY OFFICE AND ADMINISTRATION FACILITIES WITH ASSOCIATED STORAGE, PARKING AND EXTERNAL WORKS, AND FORMATION OF NEW VEHICULAR ACCESS OFF THE A272

Location: HOGGE FARM, HURSTWOOD ROAD, BUXTED, TN22 4BB

Decision: approved

Comment: WDC Pollution Control team have commented on the noise report submitted and have no objection. The agent has also confirmed there will be no paint spraying within the facility. With regard to the impact from the new access, the 42 spaces are shown as this meets ESCC Parking Standards. ESCC Highways have also commented and have no objection to the proposed access, as it conforms to visibility splay requirements. The LPA cannot control the timing of the access use, although it is noted that the proposal is for works already in situ in existing buildings, and the position of the new access will mean a less intensive use of the access directly opposite the school.

7. Appeals/Enforcement

7.1 Appeal:

Town and Country Planning Act 1990

Location: 1 WESTROW HOUSE, ROCKS LANE, HIGH HURSTWOOD, BUXTED, TN22 4BN

Proposal: RETROSPECTIVE 4NO. REPLACEMENT FLOODLIGHTS FOR EQUESTRIAN SAND SCHOOL IN REPLACEMENT OF PREVIOUS LIGHTING

SYSTEM

Planning Inspectorate Ref: APP/C1435/W/22/3301369

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.

The deadline for any additional representations is 15th December 2022

7.2 Enforcement appeal:

Location: Land at Grove Farm, Howbourne Lane, Buxted

Description: without planning permission, the erection of three detached dwellings, two associated buildings and the associated conversion of an existing outbuilding to form a three-bay domestic garage.

An appeal has been made to the Secretary of State against the enforcement notice issued 22nd September 2022 by WDC.

8. Applications of note being considered by WDC Planning Committee

9. The Pound Green application has been referred back to WDC Planning Committee North on 8th December 2022, due to the applicant making WDC aware of a slight amendment to the boundary line.

An area, not belonging to the applicant, had been included in error.

Application No: WD/2021/2766/F

Description: demolition of existing structures and construction of 9 no. residential dwellings together with new access, landscaping and parking

Location: FORMER POUND GREEN NURSERIES, POUND GREEN, BUXTED, TN22 4PH

10. Any urgent matters

Claudine Feltham
Clerk to the Council

Copy to ESCC Cllr R Galley, WDC Cllr Illingworth

Meeting closed at 1923 hours.