



BUXTED

PARISH COUNCIL

Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN
e: clerk@buxted-pc.gov.uk w: buxtedparishcouncil.gov.uk

13th February 2024

MINUTES BUXTED PARISH COUNCIL PLANNING COMMITTEE 13th February 2024

Members present: Cllr Blandford (Acting Chair), Cllr Coxon, Cllr Duck, Cllr Marshall, and Cllr Humphrey.

Also present: Claudine Feltham & Beccy Macklen (Clerks), WDC Cllr Shaw, ESCC Cllr Galley (in part). There were two members of the public present.

One member of the public spoke in the public session; he thanked the parish council for their support in objecting to the Mockbeggars application (land at Mockbeggars Farm, London Road, Uckfield), and specifically Cllr Blandford for her wonderful report submitted for the hearing.

WDC had said they will not act on this appeal. With the help of Cllr Blandford and Doctor Thompson, we put up a good argument at the hearing. A WDC Officer in attendance did speak with this member of the public about the actions/communication by WDC, and hope that there will be a meeting in the future for further discussion.

Local Plan: the member of public went to the Five Ash Down Steering Group meeting 12.12.24 - looking at two developments in the area and putting together their objections. Also there was a meeting last night in Maresfield that Cllr Galley attended too.

1. **Apologies for absence.**
Apologies were accepted from Cllr Smith, Cllr Wilson, Cllr Roberts and Cllr Rose.
2. **To approve the minutes of the previous meeting**
The minutes of 13th December 2023 were approved and signed.
3. **Declaration of Members personal and prejudicial Interests in respect of items on this agenda.**
None
4. **Planning Applications**
 - 4.1 **Application:** [WD/2023/3079/F](#)
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164269>
Expiry date for comments: 15th February 2024
Location: THE BOTHY, GROVESIDE, HERONS GHYLL, TN22 4DB
Description: proposed holiday-let conversion of disused bothy
Buxted Parish Council response to Wealden District Council: would be positive to see the conversion/saving of this building, members had no objection.

- 4.2 **Application:** [WD/2024/0059/F](#)
Link: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164442>
Expiry date for comments: 16th February 2024
Location: Headley House, Limes Lane, Buxted, TN22 4PB
description: proposed alterations to the existing main house, comprising a new rear gabled dormer at first floor level in the existing rear catslide roof, an infill single floor extension at rear ground floor level to align with the existing rear extension, along with associated fenestration and cladding changes to the rear and west side house elevations and internal layout amendments. In addition, the existing single standalone garage is to be demolished and replaced with a new double standalone garage with adjoining ancillary space comprising of a workshop and storage.
Buxted Parish Council response to Wealden District Council: no objection.
- 4.3 **Application:** [WD/2023/3114/FA](#)
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164310>
Expiry date for comments: 19th February 2024
Location: SCOUT HALL, FRAMFIELD ROAD, BUXTED, TN22 4LE
Description: variation of condition 12 of WD/2023/1043/F (demolition of existing scout hut and erection of new single storey building to serve as scout headquarters) - * remove a number of windows (including all roof lights, low-level (large) windows and 1no french doors with top light)* reduce the height/level of the ground floor floor by 500mm to minimise external ground build-up and replace access ramps with level-access path.
Buxted Parish Council response to Wealden District Council: No objection. Members commented that it was a shame that the windows were being removed as aesthetically this would leave the building less attractive.
- 4.4 [WD/2024/0043/F](#) and [WD/2024/0044/LB](#)
Link to documents on the WDC website:
<https://planning.wealden.gov.uk/plandisp.aspx?recno=164417> and
<https://planning.wealden.gov.uk/plandisp.aspx?recno=164418>
Expiry date for comments: 19 February 2024
Location: COOPERS GREEN HOUSE, BUXTED ROAD, COOPERS GREEN, UCKFIELD TN22 4AT
Description: single-storey rear extension. Roof covering extended at rear creating covered walkway with concealed glazed rooflights. Timber weatherboard cladding applied around larder and store with internal insulation applied. Internal insulation applied to utility room. formation of bathroom on second floor. External and internal alterations. Associated hard and soft landscaping.
Buxted Parish Council response to Wealden District Council: Members had no objections subject to the Conservation Officer being satisfied with the plans. Members noted the concerns of the neighbour about the building works and maybe smaller lorries going onto site would help prevent any such issues.
- 4.5 **Application:** [WD/2023/2157/MAJ](#)
Link to documents on WDC website:
<https://planning.wealden.gov.uk/plandisp.aspx?recno=163172>
Expiry date for comments: 14 February 2024
Location: LAND NORTH OF THE A272, BUXTED, TN22 4BA
Description: Erection of up to 49 no. dwellings, access, landscaping and associated infrastructure. **Amended access location plans have been submitted.**
Buxted Parish Council response to Wealden District Council: Members object to this application and would like to reiterate their comments made previously, as found on this publicly available link: [WD-2023-2157-MAJ Representations BPC response to WD 2023 2157 MAJ V3 \(1\).pdf](#)

- 4.6 Application: [WD/2023/2959/F](#)
Link to documents on WDC website:
<https://planning.wealden.gov.uk/plandisp.aspx?recno=164128>
Expiry date for comments: 26 February 2024
Location: NEW HOUSE, FRAMFIELD ROAD, BUXTED, TN22 4PP
Description: Enclosure of existing front porch, new door with Juliet balcony to side elevation at first floor level, covered verandah to side, planter boxes to front, together with other external alterations.
Buxted Parish Council response to Wealden District Council: no objections.
5. **Applications considered by email due to the deadline set by WDC**
- 5.1 Application: *WD/2023/2954/RM*
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164123>
Expiry date for comments: 23rd January 2024
Location: LYNTON, FIVE ASH DOWN, UCKFIELD, TN22 3AH
Description: 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).
Response from Buxted Parish Council: we have no additional comments to make on the reserved matters, and re iterate our objections to this planning application:
1. overdevelopment of the site 2. inadequate parking provision which could lead to more on street parking on an already busy road. 3. concerns over the access road being too narrow for emergency services vehicles 4. the new access road is immediately adjacent to an existing dwelling 5. if approved this could set a precedent to other properties in the vicinity.
6. **Applications determined/updated by Wealden District Council**
- 6.1 Application No. WD/2023/0578/F
Description: erection of home office/gym
Location: GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY
Decision: Approved
- 6.2 Application No. WD/2023/2711/F
Description: PROPOSED SINGLE STOREY REAR EXTENSION
Location: WOOD REEVE, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB
Decision: Approved
- 6.3 Application No. WD/2022/0977/FR
Description: retrospective application for siting of a mobile home.
Location: LITTLE FARM, BURNT OAK ROAD, CROWBOROUGH, TN6 3SD
Decision: application formally disposed
Application No. WD/2022/0977/FR RETROSPECTIVE APPLICATION FOR SITING OF A MOBILE HOME
From WDC Officers decision notice: *in relation to this planning application was received in August 2022, the mobile home has been the subject of an unsuccessful appeal (application reference WD/2020/1219/FR) and the unauthorised development is the subject of enforcement action. In light of the above, and because it does not appear that the application will progress to a positive outcome, in accordance with Article 40 (13) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), this application is now being treated as 'finally disposed of' as the appropriate period for decision as set out in Article 34 (2) has expired and the time limit for appeal specified in Article 36 has expired. No further action will be taken by the Local Planning Authority in connection with this application.*

- 6.4 Application No. WD/2023/2666/F
Description: creation of new vehicular access onto high street. closure of existing access
Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU
Decision: Approved
WDC response to Parish Council Comments: *The proposed new access to serve the existing dwelling is the same as previously approved to serve a new dwelling. ESCC Highways raises no objection subject to the existing access being closed off. The case officer most recently visited site on 15 December 2023 and also sought further clarification on intentions from the agent. Whilst landscaping and fencing works have been undertaken on site they do not represent 'commencement' of the planning permission for an additional dwelling on site. As works to implement this planning permission, WD/2022/2455/F, have not commenced then the attached planning conditions cannot be enforced.*
- 6.5 Application No. WD/2023/2855/FA
Description: removal of agricultural occupancy condition attached to planning permission T/1952/8633/4C (pair of cottages).
Location: TOLL FARM COTTAGE, POUND GREEN LANE, BUXTED, TN22 4PJ
Decision: approved
- 6.6 Application No. WD/2023/2401/LDE
Description: Commencement of erection of agricultural barn previously approved.
Location: WOODSIDE FARM, HERONS GHYLL, UCKFIELD, TN22 4BU
Decision: issued
- 6.7 Application No. WD/2023/0560/F
Description: refurbishment and extension of the house including new gable to the front (west elevation) and part single-storey and part two-storey rear extension (east elevation). Demolition of small stable block. change of use of stable block and land (the small courtyard area to the front) from equestrian use to residential use ancillary to broom cottage. Landscaping to garden.
Location: BROOM COTTAGE, CHILLIES LANE, CROWBOROUGH, TN6 3TB
Decision: Approved
7. **Appeals/Enforcement**
- 7.1 Appeal Ref: APP/C1435/W/23/3314222
Location: Perrymans End, Perrymans Lane, Heron's Ghyll, Uckfield TN22 4BX
Description: conversion of equestrian barn to dwelling and provision of soft landscaping scheme.
Appeal dismissed
- 7.2 TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78
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.
Application reference: WD/2022/0648/MAO
Date and venue for the Hearing. The Hearing opens at 10am 6 February 2024 and will be held in The Ballroom, East Sussex National, Little Horsted, East Sussex, TN22 5ES.
Information from WDC: Should you wish to participate in the Hearing you should contact the council by emailing planning.appeals@wealden.gov.uk. Requests to participate virtually should also be sent to planning.appeals@wealden.gov.uk as soon as possible and no later than the day before the date of the Hearing. The council will live stream the Hearing via YouTube for interested parties to follow the proceedings if they do not wish to actively participate. The council will post a link to the stream on the feed of our social media account X, formerly known

as Twitter, on the morning of the appeal @wdc_planning and on our website. The Inquiry stream may also be found at <https://www.youtube.com/channel/UCn3PgrhOuyeNjrT4hLSuFkw>

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.**
10. **Other issues for consideration**

Cllr Blandford commented that maybe the parish council need to be more robust on planning gain in future.

11. **Any urgent matters**

Claudine Feltham
Clerk/RFO Buxted Parish Council