



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

11th February 2025

MINUTES OF THE PLANNING COMMITTEE MEETING 11th February 2025

Minutes of the Buxted Parish Council Planning Committee meeting held at 7.00p.m. on 11th February 2025 in Five Ash Down Village Hall

Present: Cllr Smith (Chair), Cllr Blandford, Cllr Rose, Cllr Humphrey, Cllr Mallett, Cllr Furber and Cllr Duck.

Beccy Macklen and Claudine Feltham – Clerks

There were three members of the public present.

1. Apologies for absence.
2. Apologies were received and accepted from Cllr Marshall and Cllr Roberts.
3. To approve the minutes of the previous meeting
Declaration of Members personal and prejudicial Interests in respect of items on this agenda.
4. **Planning Applications**
 - 4.1 Application: Reference: 32264 (licencing at Rother District Council)
Deadline for response to Rother District Council: 23rd February 2025
Location: Post Office and Village Store, Five Ash Down, Uckfield, TN22 3AH
Description: Change of hours and off sales of alcohol to 06:00-23:00 Monday to Sunday
Representations to: licensing@rother.gov.uk
Buxted Parish Council response to Rother District Council: members felt that 0600 until 2000 hours would be more suitable for this site.
 - 4.2 Application: [WD/2025/0076/F](#)
Deadline for response to WDC: 20th February 2025
Location: 38 Mead Lane, Buxted.
Description: 1.5 storey infill extension between the 2.5 storey house and garage to provide a new kitchen, children's play room and home office. Installation of bi fold doors to rear and 2 no. Sun tunnels to main roof, dormer to front of property & chimney
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0076/F>

The above application was withdrawn by WDC and so was not considered by Buxted Parish

Council.

5. **Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:**
- 5.1 Application: [WD/2024/2244/F](#) A
Expiry date for comments: 20th December 2024
Location: Ivy Barn Farm, Pound Green, Buxted, TN22 4AP
Description: conversion of agricultural building into a residential dwelling including retrospective access alterations Amended Description
Response submitted to WDC via email 10.12.24: The planning committee would like to object to this application on the grounds of the dangerous access onto the A272 – as per our previous response, copied below.
Members note that there has historically been access to this site via Howbourne Lane, and if WDC were minded to approve this application, then access via Howbourne Lane would be far safer.
- 5.2 Application: WD/2024/2632/F
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2024/2632/F>
Parish Council's expiry date for comments: 3rd January 2024
Location: LITTLE SPINNEY, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB
Description: demolition of existing garage and shed and erection of new dwelling; provision of new driveway access to serve little spinney
Response submitted to WDC 20.12.24:
Members have commented that there is not enough mapping info on the documents to make an informed decision. At present, members feel they are unable to make comment on this application, as they cannot judge how this will affect the neighbours' properties, and it also makes it difficult to judge any potential access issues.
We also wished to find out why the previous applications for this site were refused. However, the details are not held on the WDC website and the Planning Officer was also unable to provide the information.
Could the full site plan and historic refusals information be provided so that members can then make an informed response, please?
Further email sent to WDC Planning 7.1.25 requesting the information so that the parish council can consider this application.
- 5.3 Application: [WD/2024/2866/LDE](#)
Expiry date for comments: 13 January 2025
Location: Trees, Perrymans Lane, High Hurstwood, Uckfield, TN22 4AG
Description: continued use of a conjoined former polytunnel structure as permanent residential accommodation (single dwellinghouse).
Response from Buxted Parish Council: members commented that they were concerned that the design/layout/materials could pose a serious fire hazard. Members recommend that Building Control Officer inspects this site in person and advises on this application
- 5.4 Application: [WD/2024/2850/DC](#)
Expiry date for comments: 23rd January 2025
Location: 24 Maypole Cottages, High Hurstwood, Buxted TN22 4AJ
Description: installation of an air source heat pump, whereby 1 air source is already installed to flat 23 (directly below)
Response from Buxted Parish Council: no objections
- 5.5 Application: [WD/2024/2908/F](#)
Expiry date for comments: 27 January 2025

Location: Oakby, Redbrook Lane, Buxted TN22 4QH

Description: proposed two storey side extension. Single storey rear extension. New timber framed workshop. New timber framed carport. New timber mower shed.

Buxted Parish Council response submitted to WDC: **no objections**

5.6 Application: [WD/2024/2920/F](#)

Expiry date for comments: 27 January 2025

Location: West Dalling, Rocks Lane, High Hurstwood, Buxted TN22 4BN Description: demolition of existing detached garage and construction of single storey front extension to provide entrance porch and bedroom with ensuite shower room.

Buxted Parish Council response submitted to WDC: **no objections**

6. **Applications determined/updated by Wealden District Council**

6.1 Application No. WD/2024/2426/FA

Location: land adjacent to Milestones, London Road, Budletts Common, Uckfield, TN22 2EB

Description: Variation of conditions 2, 8 & 10 OF WD/2024/2362/FA ((variation of 2 of WD/2024/0721/F (proposed erection of 1no new self-build dwelling) to correct drawing references on decision notice)) to amend the garage ridge orientation, enlargement of driveway, alteration to solar panel orientation & amendment to garage foundation method

Decision: Approved

6.2 Application No. WD/2024/2310/F

Location: Fallow Rise, Framfield Road, Buxted, TN22 4PP

Description: proposed single storey rear extension with roof terrace over and garage conversion to create annexe

Decision: Approved

6.3 Application No. WD/2021/1895/MAO

Location: Land at Coopers Row, Five Ash Down, TN22 3AN

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

Decision: Approved

6.4 Application No. WD/2024/2049/LB

Location: Coopers Green House, Buxted Road, Coopers Green, TN22 4AT

Description: single-storey rear extension. Roof covering extended at rear creating covered walkway with concealed glazed rooflights. Internal insulation applied to utility room and larder. Formation of bathroom on second floor with new soil vent pipe. New limecrete / glasscrete floor. Underpinning of existing walls / foundations

Decision: Approved

6.5 Application No. WD/2024/2477/FR

Location: High Hurstwood Lodge, Chillies Lane, High Hurstwood, Buxted, TN22 4AD

Description: retrospective application for conversion of roof space to 1no flat

Decision: Refused

6.6 Application No. WD/2024/2289/LB

Location: The Vatch, Spotted Cow Lane, Buxted, TN22 4QG

Description: replacement of garage door with two windows and brick infill. Windows to match those on the existing dwelling

Decision: Approved

6.7 Application No. WD/2024/2685/FR

Location: Teelings Cottage, Coopers Green Road, Uckfield, TN22 3AA

Description: retrospective application for addition of external staircase to first floor of existing garage, together with addition of rooflights and first floor windows and door

Decision: Approved

6.8 Application No. WD/2024/0139/F

Location: Greenhurst Farm, Fowley Lane, High Hurstwood, Uckfield TN22 4BG

Description: demolition of existing derelict stable building and construction of two smaller buildings each containing two two-bedroom holiday lets

Decision: Approved

6.9 Application No. WD/2024/2920/F

Location: West Dalling, Rocks Lane, High Hurstwood, Buxted TN22 4BN

Description: demolition of existing detached garage and construction of single storey front extension to provide entrance porch and bedroom with ensuite shower room

Decision: Approved

6.10 Application No. WD/2024/2720/FA

Location: THE BOTHY, GROVESIDE, HERONS GHYLL, TN22 4DB

Description: removal of conditions 15, 16 and 17 of WD/2023/3079/F (proposed holiday-let conversion of disused bothy) to remove restrictions on occupation.

Decision: approved

6.11 Application No. WD/2025/0076/F

Location: 38 MEAD LANE, BUXTED, TN22 4AS

Description: 1.5 storey infill extension between the 2.5 storey house and garage to provide a new kitchen, children's play room and home office. Installation of bi fold doors to rear and 2 no. Sun tunnels to main roof, dormer to front of property & chimney

Decision: Application withdrawn to being incomplete

7. Appeals/Enforcement

7.1 Town and Country Planning Act 1990

Appeal APP/C1435/W/24/3353821

Site: land north of the A272, Buxted, TN22 4BA

Proposal: erection of 49 no. Dwellings, access, landscaping and associated infrastructure.

Planning Inspectorate ref: APP/C1435/W/24/3353821

Application was refused by Wealden District Council (WDC) and the applicant has taken this to the appeals process with the Planning Inspectorate. Any views received in writing by WDC at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.

Additional submissions can be sent through the Appeals Casework Service website at

<https://acp.planninginspectorate.gov.uk>

Deadline: 26th February 2025.

8. Applications of note being considered by WDC Planning Committee

8.1 APP/C1435/W/24/3339112 Land at Coopers Green Road, Ringles Cross, Uckfield TN22 3AA •

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission. • The appeal is made by Signature Care Sussex Limited against the decision of Wealden District Council. • The application Ref is

WD/2023/0947/MAJ.

Appeal allowed

9. Applications received after the publication of this agenda, but available on the WDC website.

10. **Other issues for consideration**

11. **Update from Cllr Smith re the briefing from Cala Homes for Land at Mockbeggars Farm. WD/2022/0648/MAO was allowed at Appeal for the: Development of 60 no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works, with all matters reserved apart from access.**
Cllr Smith attended a briefing
Line of 9 house instead of 6 along the boundary, they had taken this on board and would look at more alterations for this section. Also considering change pitch of roofs, and maybe removal of some garages.
There will be a further meeting once the architect has looked into these design aspects further. There will be down lighters on bollards for security.

1908 hours Standing Orders were suspended whilst a member of the public spoke in connection with the above application.

They have written to Cala Homes about the design of the line of houses on the boundary, which would block light to neighbours.

On the other side of the road they have been cutting down hedges and erected a fence. Now beginning the start of nesting season which could cause problems.

On the care home application there was an update on website that Signature Care have signed legal document about coming forward with additional details.

On Millwood Lane application there is a new item about the access – which is the key point about that site.

1912 hours Standing Orders were re convened.

12. **Any urgent matters**
None

Meeting closed at 1913 hours.

Claudine Feltham - Clerk to Buxted Parish Council