



BUXTED

PARISH COUNCIL

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MINUTES

Minutes of REMOTE Planning Committee on Tuesday 27th April 2021 at 7.00pm

In Attendance: Cllr. Rose (Chairman), Cllr. Blandford, Cox, Coxon, Humphrey, McQuarrie and Roberts. Also in attendance Beccy Macklen, clerk to the parish council

01/04/21 **Declaration of Members personal and prejudicial Interests in respect of items on this agenda**

Cllr Rose declared an interest in application 2.8 by virtue of knowing the owner of the property. Cllr Humphrey declared an interest in application 2.12 by virtue of knowing the applicant.

Public: 6 members of the public in attendance.

Two members of the public spoke in connection to item 2.8 Moorings, and objected to the application.

02/04/21 **Planning Applications**

Application: [WD/2021/0521/F](#)

Location: 42 HURSTWOOD ROAD, BUXTED, TN22 4BB

Description: Provision of a car port to side elevation and minor amendments to existing vehicular access.

No objections – recommend approval

Application: [WD/2021/0515/F](#)

Location: BIRCHLEA, BUDLETTS LANE, COOPERS GREEN, UCKFIELD, TN22 3AE

Description: Proposed single storey extension

No objections – recommend approval

Application: [WD/2021/0104/F](#)

Location: GROVE FARM, HOWBOURNE LANE, BUXTED, TN22 4QD

Description: Proposed part conversion of existing agricultural building into 2no. holiday lets.

Object – recommend refusal – the application lacks detail, however the parish council believe this would be overdevelopment over and above the previous new dwellings given permission in 2016. Concern is also raised regarding the traffic impact of increased vehicles movements along a narrow lane. If the application were to be approved, the Parish Council would request that passing bays are required along Howbourne Lane as previously request in previous applications.

Application: [WD/2021/0701/LBR](#)

Location: ASHDOWN COTTAGE, FIVE ASH DOWN, UCKFIELD, TN22 3AL

Description: Single storey side and rear extension with first floor dormer. Link to garage reduced in size to form sun/playroom. To replace boarding, window and door joinery with conservation glazing. Rain water gutters and down pipes details. Interface construction details. Dormer link details.

No objection – recommend approval

Application: [WD/2021/0700/FR](#)

Location: ASHDOWN COTTAGE, FIVE ASH DOWN, UCKFIELD, TN22 3AL

Description: Single storey side and rear extension with first floor dormer. Link to garage reduced in size to form sun/playroom. To replace boarding.

No objection – recommend approval

Application: [WD/2021/0789/F](#)

Location: 1 Parkhurst Cottages, Perrymans Lane, High Hurstwood TN22 4AG.

Description: Proposed porch and minor alterations.

No objection – recommend approval

Application: [WD/2021/0509/F](#)

Location: SPINDLES, HOWBOURNE LANE, BUXTED, TN22 4QB

Description: Erection of two detached dwellings and one detached garage to include access onto the A272 with pedestrian crossing point.

Object – recommend refusal – The parish council would reiterate its previous objections and would support the reasons given for refusal by WDC to the previous application. Whilst there has been minimal adjustments to the planning application, we remain of the view that the development as proposed is inappropriate in this location outside of any development boundary and, moreover, Buxted Parish Council do not wish for housing being inserted within the curtilage of larger properties, especially with a frontage onto the A272. The parish council also has concerns about insertions of possible future applications throughout Five Ash Down, High Hurstwood and Buxted

Application: [WD/2021/0641/F](#)

Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU

Description: Demolition of existing garage and outbuildings, alterations to existing access and erection of 4 no. dwellings and garages.

Object – recommend refusal – Our original objections still stand; alongside the previous WDC reasons for refusal. Furthermore, notwithstanding the failure of WDC to produce a local plan, developers will try hard to overrule the views of the Inspector and previous local policies. The Parish Council agree with comments by the inspector on the previous application with regard to development in an area such as this. Whilst there has been an adjustment to the planning application, we remain of the view that the development as proposed will have an adverse effect on the neighbouring properties and, moreover, Buxted Parish Council do not wish for housing being inserted within the curtilage of larger properties, especially with a frontage onto the A272. The parish council also has concerns about insertions of possible future applications throughout Five Ash Down, High Hurstwood and Buxted

Application: [WD/2021/0600/F](#)

Location: HOME FARM, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY

Description: Conversion of disused pigsties to one bed holiday let.

No objections – recommend approval.

Application: [WD/2021/0692/F](#)

Location: HUNTERS, HOWBOURNE LANE, BUXTED, TN22 4QD

Description: Replace conservatory with single storey extension on side of dwelling.

No objection – recommend approval

Application: [WD/2021/0710/F](#)

Location: 14 ST MARYS GARTH, BUXTED, TN22 4LY

Description: Replacement of conservatory with single extension at rear and first storey extension over garage.

No objection – recommend approval

Application: WD/2021/0587/F

Location: 17 GORDON ROAD, BUXTED

Description: Single storey rear/side extension

No objection – recommend approval

Application: WD/2021/0495/F

Location: WINSFORD, BUXTED WOOD LANE, BUXTED

Description: Erection of garage

No objection – recommend approval

03/04/21 **Responses submitted to WDC:**

Application: [WD/2021/0555/F](#)

Deadline for response to WDC: 22nd April 2021

Location: POPESWOOD FARM, POUND GREEN LANE, BUXTED, TN22 4PL

Description: A classic timber and glass greenhouse on a dwarf brick wall to be placed in the garden of Popeswood Farm.

Buxted Parish Council to Wealden District Council: no objection, recommend approval.

Application: [WD/2021/0488/F](#)

Deadline for response to WDC: 19th April 2021

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.

Buxted Parish Council to Wealden District Council: no objections, recommend approval.

04/04/21 **At the Planning & Parish Council meeting held 13th April 2021 the following was noted:**

Application: [WD/2021/0196/F](#)

Expiry date for response to WDC: 1st March 2021

Location: COXBROOK, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BJ

Description: Demolition of garage and detached store. Erection of garage

Response from Buxted Parish Council to WDC: Whilst the parish council did not have any objections to this application, they would respectfully request that WDC consider a condition for the garage to be legally tied to the dwelling so that it cannot be used as separate residential dwelling.

(Cllr Cox declared a personal interest as the applicant is known to her and did not comment on this application).

Application: [WD/2021/0199/F](#)

Expiry date for response to WDC: 2nd March 2021

Location: 3 ASHENGATE WAY, FIVE ASH DOWN, UCKFIELD, TN22 3EX

Description: Proposed conversion of existing garage to habitable room and replacement of central rooflight to the rear elevation.

Response from Buxted Parish Council to WDC: the parish council do not object to this application, providing that there is private parking for at least two cars maintained within the boundaries of the property, as they are aware that parking is limited in this location.

Application: [WD/2021/0222/F](#)

Expiry date for response to WDC: 3rd March 2021

Location: OLD POPESWOOD COTTAGE, LIMES LANE, BUXTED, TN22 4PB

Description: Proposed two-storey rear extension.

Response from Buxted Parish Council to WDC: the parish have no objections to this application and ask if WDC can please make the conservation officer aware of this application in view of possible historical value.

Application: [WD/2020/2647/F](#)

Expiry date for response to WDC: 12th March 2021

Location: KITCHENER'S, FIVE ASH DOWN, UCKFIELD, TN22 3AH

Description: A replacement dwelling with a new detached garage

Buxted Parish Council response to WDC: the parish council object to this application on the grounds of over development of the site. The parish council feel a replacement bungalow of similar height to the current dwelling, with an increase in floor space of up to 50% would be more appropriate.

Application: [WD/2021/0254/F](#)

Expiry date for response to WDC: 16th March 2021

Location: HOPES COTTAGE, 43 HURSTWOOD ROAD, BUXTED, TN22 4BB

Description: Small rear extension

Response from Buxted Parish Council to WDC: no objections.

Application: [WD/2021/0257/F](#)

Expiry date for response to WDC: 17th March 2021

Location: LOWFELL, FIVE ASH DOWN, UCKFIELD, TN22 3AP

Description: Erection of first floor extension above existing kitchen at rear of property. Fit bi fold doors in back of kitchen.

Response from Buxted Parish Council to Wealden District Council: no objections, recommend approval, subject to any comments from neighbouring properties. The parish council are unaware of any concerns from neighbours, and unsure if the WDC planning notice has been put up on site yet.

Application: [WD/2020/1088/MAO](#)

Expiry date for response to WDC: 30th March 2021

Location: LAND WEST OF FIVE ASH DOWN ROAD, COOPERS GREEN

Description: Outline planning application (all matters reserved except for means of access) for the development of land for up to 35 residential dwellings. Highway response received 10/03/2021.

Response from Buxted Parish Council to WDC: Object as before (pls see below). If granted the parish council would like to suggest improvements to paths and junction that could be made, some of which are suggested in ESCC Highways report. Making the traffic lights 4 way instead of the current 3 way which gives little time for vehicles from Uckfield to turn right to Buxted.

Response from Buxted Parish Council to WDC, submitted July 2020: the parish council strongly object to this planning application. Cllr Rose advised that he had spoken to the neighbouring councils of Uckfield and Maresfield and the general opinion was that they were not in favour of this development. The parish council had received many letters of objection for this application. Cllr Humphries (Five Ash Down Ward Cllr) had been inundated with objections for this development. The parish council discussed how this development site was not appropriate and outside of any development boundary. The parish council has serious concerns over the impact this would have on Highways. This development would connect the town of Uckfield to

the hamlet of Five Ash Down and Coopers Green would lose its individuality. Five Ash Down has already seen vast development with the homes at Ashdown Place. The parish council noted the serious concerns of the local parishioners and would support their objections. Cllr Blandford understood that WDC has a policy on coalescence and they would not support the joining up of hamlets and communities. 2 04/07/20/3 04/07/20/4 05/07/20 05/07/20/1 05/07/20/2 Whilst the parish council strongly object to this application, should the local authority decide to grant permission then the parish council would respectfully request that full consideration is given to:

- Significant footpath improvements
- For there to be no street lighting
- Installation of a fully coordinated traffic light system to allow safe pedestrian crossing of each of the roads on this junction
- Improvements to the pumping station and address all flooding issues
- For a wider buffer for some of the houses on the design.

Update; REFUSED at WDC planning committee.

Application: [WD/2021/0500/F](#)

Expiry date for response to WDC: 7th April 2021

Location: WINSFORD, BUXTED WOOD LANE, BUXTED, TN22 4QE

Description: Alterations and first floor bathroom addition.

Response from Buxted Parish Council to WDC: no objections, recommend approval.

Application: [WD/2021/0357/FR](#)

Expiry date for response to WDC: 12th April 2021

Location: SILVER BIRCHES, BUXTED WOOD LANE, BUXTED, TN22 4QE

Description: Part retrospective application for the change use of land to residential garden. A second storey extension over the existing single storey side extension, two storey extension to rear, new dormer window to side, replacement carport, new front porch and new garden office building.

Buxted Parish Council response to WDC: no objection

Application: [WD/2020/2048/F](#)

Expiry date for response to WDC: 6th April 2021

Location: HAVEN COURT, ETCHINGWOOD LANE, BUXTED, TN22 4PT

Description: to change the use of land from agricultural to mixed agricultural and private equestrian. To construct a stable block and manege for private use only. Amendments relate to: Reduction in size of stable block, minor relocation within site and submission of ecology report.

Buxted Parish Council response to WDC: as previously submitted to WDC, the parish council do not object to this application, but now note the comments and concerns made by the neighbours with regards to the position and odors from the muck heap and would request that lighting by restricted and for the private use to be a condition attached to any planning approval.

05/04/21 Applications determined/updated by Wealden District Council

Application: [WD/2020/2647/F](#)

Description: A replacement dwelling

Location: Kitchener's, Five Ash Down, TN22 3AH

Update: Withdrawn

Application: [WD/2021/0222/F](#)

Description: Proposed two-storey rear extension

Location: OLD POPESWOOD COTTAGE, LIMES LANE, BUXTED, TN22 4PB

Update: Approved

Application: [WD/2021/0199/F](#)

Description: Proposed conversion of existing garage to habitable room and replacement of central rooflight to the rear elevation.

Location: 3 ASHENGATE WAY, FIVE ASH DOWN, UCKFIELD, TN22 3EX
Update: Approved

Application: [WD/2020/2402/F](#)

Description: Conversion of an existing disused tennis court into a kitchen garden and swimming pool. Erection of pool house, garden store and greenhouse. Hard and soft landscaping to include a pergola, brick garden wall and fruit cages.

Location: GREYSTONES FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA
Update: Approved

Application: [WD/2020/2015/F](#)

Description: Proposed detached bungalow and retaining wall

Location: LAND ADJ TO TAMARISK, PARK VIEW, BUXTED, TN22 4LS

Update: Approved

Application: [WD/2020/2288/F](#)

Description: Proposed single storey rear extension

Location: GABLES, FRAMFIELD ROAD, BUXTED, TN22 4PP

Update: Approved

Application: [WD/2020/1770/LB](#)

Description: Conversion of existing dairy into accommodation ancillary to the main house

Location: THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH

Update: Approved

Application: [WD/2020/2684/F](#)

Description: Single storey conservatory to the rear of the property

Location: 46 MEAD LANE, BUXTED, TN22 4AS

Update: Approved

Application: [WD/2020/1829/F](#)

Description: Construction of a single storey dwelling and formation of a new vehicular access.

Location: ROUNDWOOD, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB

Update: Approved

Application: [WD/2017/1858/F](#)

Description: Erection of two shepherds huts for overnight accommodation in connection with horse holidays from 1st April - 31st October each year.

Location: HURSTWOOD EQUESTRIAN CENTRE, HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED TN22 4AN

Update: Approved

Application: [WD/2021/0074/F](#)

Description: Proposed two storey side extension

Location: FOWEY, FIVE ASH DOWN, UCKFIELD, TN22 3AP

Update: Approved

Application: [WD/2021/1088/MAO](#)

Description: Outline planning application (all matters reserved except for means of access) for the development of land for up to 35 residential dwellings.

Location: Land West of Five Ash Down Road, Coopers Green

Update: Refused

Town and Country Planning Act 1990 (as amended) - Planning Appeal against Refusal of a Householder Application

Planning Inspectorate Ref: APP/C1435/D/21/3267649

Appeal Start date: 19 February 2021

Location: QUARRY FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AL

Description: Retrospective application for the erection of a single storey double garage with apex roof. Construction of a hard surface joining existing driveway to garage. Proposed drainage carried out (soakaway) to minimise surface water run-off.

Planning Inspectorate Ref: APP/C1435/D/21/3267649

Appeal Start date: 19 February 2021

Application: WD/2020/0765/F

Appeal decision date: 15 March 2021

Location: Tamarisk, Park View, Buxted

Precis of Issues:

- **Justification of a condition relating to windows on north elevation**
- **Effect on living conditions for occupiers of neighbouring property**

Decision: appeal DISMISSED

Meeting closed at 7.28pm