



# BUXTED

## PARISH COUNCIL

### BUXTED PARISH COUNCIL – Planning Committee

Ongoing ‘minutes’ document for the Clerk to record any planning responses made by the parish councillors via email consultation during the Coronavirus outbreak, and whilst public meetings have been suspended. This document will also record decisions made by WDC and sent to Buxted Parish Council for information.

Date	27 <sup>th</sup> March 2020
Subject	Responses from Buxted Parish Council to WDC (and emailed to WDC 27/3/2020)
Resolution	<p><b>Application no:</b> <a href="#">WD/2019/2415/F</a> Location: Oak Lodge, Station Road, Buxted, TN22 4DP. Description: Demolition of existing conservatory erection of single storey front and rear extensions. Loft conversion including dormer of the rear and two roof lights to front elevation. Amended plans received and date stamped 10<sup>th</sup> March 2020. Response from Buxted Parish Council: the parish council are aware of the objections from neighbouring properties and their concerns for loss of privacy. In view of this the parish council would currently object to this application but would ask if the applicants could consider a re-design so that the overlooking of neighbouring properties was addressed.</p> <p>Application no: <a href="#">WD/2020/0463/F</a> and <a href="#">WD/2020/0464/LB</a> Location: ASHDOWN COTTAGE, FIVE ASH DOWN TN22 3AL Description: Single storey side and rear extension with first floor dormer. Link to garage reduced in size to form sun/play room. To replace boarding at first floor level to fully match existing. Response from Buxted Parish Council: no objection, recommend approval.</p>
Any Cllr declaring an interest in this item	None

Signature

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Cllrs in agreement	Yes
Cllrs not in agreement	n/a
Cllrs abstained	n/a

Date	15 <sup>th</sup> April 2020
Subject	<b>Application no:</b> <a href="#">WD/2020/0421/F</a> <b>Location:</b> THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, TN22 4AH <b>Description:</b> Change of use of existing barn from ancillary accommodation to holiday let within the curtilage of a Grade II listed building. <b>Buxted Parish Council response to WDC:</b> no objection, recommend approval.
Resolution	Approval recommended
Any Cllr declaring an interest in this item	None
Cllrs in agreement	All
Cllrs not in agreement	n/a
Cllrs abstained	n/a

Date	16 <sup>th</sup> April 2020
Subject	Responses from WDC
Details	<p><b>WD/2019/1335/O Refused by WDC</b>  Outline application for the erection of 2 no. Houses, alterations to access road and part demolition of redundant care home buildings, e.g. laundry, shed.  <b>SAXON COURT, POUND GREEN, BUXTED, TN22 4DT</b></p> <p><b>WD/2019/1767/LDE Issued by WDC</b>  Single storey extension to kitchen.  <b>HILL HOUSE, STATION ROAD, BUXTED, TN22 4DP</b></p> <p><b>WD/2019/2415/F Approved</b>  Demolition of existing conservatory. Erection of single storey front and rear extensions. Loft conversion including dormer of the rear and two roof lights to front elevation.  <b>OAK LODGE, STATION ROAD, BUXTED, TN22 4DP</b>  <i>Response to Parish Council: The parish comments are noted. The bungalow is located adjacent to the Listed Building</i></p>

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	<i>public house and the originally submitted dormer to the front roof slope was not considered acceptable in this location. A side dormer was suggested but this would not work with the layout of the bungalow it was therefore suggested that a dormer on the rear would be more favourable. The distance from the rear of the bungalow to the property Holly Lodge is approximately 24m and between these two is a garage within the grounds of Holly Lodge and a shared access drive to the three properties to the rear of Oak Lodge.</i>
Update	Emailed to Planning Committee 16 <sup>th</sup> April 2020

Date	24 <sup>th</sup> April 2020
Subject	Planning response from WDC
Details	WD/2020/0242/F. Application withdrawn Proposed 10m x 20m stable block with storage above. Provision of concrete apron & access track. LAND OPPOSITE MULBERRY COTTAGE, POUND GREEN LANE, BUXTED, TN22 4PL.
Update	Emailed to Planning Committee 16 <sup>th</sup> April 2020

Date	28th April 2020
Subject	Responses from Buxted Parish Council to WDC
Details	<p><b>Application no:</b> <a href="#">WD/2020/0726/F</a>  Location: FAIROAKS, FRAMFIELD ROAD, BUXTED, TN22 4PP  Description: Ground and first floor two storey extension to front, side and rear of existing dwelling.  Response from Buxted Parish Council to WDC: no objection, recommend approval.</p> <p><b>Application no:</b> <a href="#">WD/2020/0704/F</a>  Location: SPINDLES, HOWBOURNE LANE, BUXTED, TN22 4QB  Description: Erection of two detached dwellings &amp; one detached garage to include access on to the A272  Response from Buxted Parish Council to WDC:  Buxted Parish Council object to this planning application. It would considerably alter the landscape as the houses would be visible.  Road safety is a primary concern, and it would be desirable to for no further accesses onto the A272. Howbourne Lane, Spotted Cow and Roser's Common road etc are all historic routes. None of the houses in this location have direct access onto the A272 until you reach after Pound Green where the village envelope begins. Allowing a new access could set a precedent in Planning and for other properties with frontage on to the A272.  The parish council will be interested to see the comments from the ESCC Transport report with regards to the safety with access onto A272. The site is also adjacent to AONB.</p>

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<b>Update</b>	Emailed to WDC 28th April 2020
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<b>Date</b>	29 <sup>th</sup> April 2020
<b>Subject</b>	<p>Sent to planning committee by email 29<sup>th</sup> April for consideration:  Application no: <a href="#">WD/2018/0233/F</a>  Location: HURSTWOOD VIEW, LINUM LANE, FIVE ASH DOWN, UCKFIELD, TN22 3FH  Description: Proposed extension of existing Hurstwood View care home to create 8 new bedrooms, additional day space and 17 car parking spaces.  <u>Application has been resubmitted with revised parking provision and technical note to address Highways objection.</u></p> <p>Application no: <a href="#">WD/2020/0604/F</a> &amp; <a href="#">WD/2020/0605/LB</a>  Location: OLD FARMHOUSE, POUND GREEN, BUXTED, TN22 4JW  Description: Single storey rear extension.</p> <p>Application: <a href="#">WD/2020/0765/F</a>  Location: TAMARISK, PARK VIEW, BUXTED, TN22 4LS  Description: First floor extension with pitched roof.</p> <p>Application: <a href="#">WD/2020/0733/F</a>  Location: WOODSVIEW COTTAGE, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG  Description: Demolition of existing garage and single storey rear extension, and erection of new single storey side extension, with wooden terrace.</p>

<b>Date</b>	5 <sup>th</sup> May 2020
<b>Subject</b>	Additional response sent to WDC with regards to Spindles application
<b>Details</b>	Buxted Parish Council response to WDC with regards to WD/2020/0704/F – Spindles. Since submitting our original objection to WDC the parish council have been made aware of the many letters of objection from neighbouring properties outlining such concerns as, Drainage, Highways and Safety Issues and the real material issues and inconsistencies in the various reports. The proposal is outside of the development boundary as designated in the Wealden Local Plan of 1998 – which WDC are now working to. Also the parish council would not wish to see a ribbon development outside the village envelope. Word doc of a report also sent.
<b>Update</b>	This was approved by majority of committee, and agreed for me to send to WDC by Cllr Rose

Signature

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<b>Date</b>	10 <sup>th</sup> May 2020
<b>Subject</b>	Responses sent to WDC
<b>Details</b>	<p>Application no: <a href="#">WD/2018/0233/F</a>  Location: HURSTWOOD VIEW, LINUM LANE, FIVE ASH DOWN, UCKFIELD, TN22 3FH  Description: Proposed extension of existing Hurstwood View care home to create 8 new bedrooms, additional day space and 17 car parking spaces.  <u>Application has been resubmitted with revised parking provision and technical note to address Highways objection.</u>  Buxted Parish Council response to WDC: no objection, recommend approval.</p> <p>Application no: <a href="#">WD/2020/0604/F</a> &amp; <a href="#">WD/2020/0605/LB</a>  Location: OLD FARMHOUSE, POUND GREEN, BUXTED, TN22 4JW  Description: Single storey rear extension.  Buxted Parish Council response to WDC: no objection, recommend approval.</p> <p>Application: <a href="#">WD/2020/0765/F</a>  Location: TAMARISK, PARK VIEW, BUXTED, TN22 4LS  Description: First floor extension with pitched roof.  Buxted Parish Council response to WDC: no objection, recommend approval.</p> <p>Application: <a href="#">WD/2020/0733/F</a>  Location: WOODSVIEW COTTAGE, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG  Description: Demolition of existing garage and single storey rear extension, and erection of new single storey side extension, with wooden terrace.  Buxted Parish Council response to WDC: no objection, recommend approval.</p>
<b>Update</b>	No objections from any Cllrs. Cllr Rose approved for the above to be sent to WDC as our response.

<b>Date</b>	10 <sup>th</sup> May 2020
<b>Subject</b>	Blackboys x 80 houses application
<b>Details</b>	<p>Parish council were made aware of an application for 80 houses in Blackboys, and sent the following to WDC:  Buxted Parish Council would like to submit the following in respect of planning application WD/2020/0700/MAO which is in our neighbouring parish of Blackboys:  Buxted Parish Council would like to object to this planning application as it is outside the development boundary. It would radically change the nature of a small village with very limited services. We are concerned that it would lead to an increase in traffic, and it could add to the parking problems in Buxted, if they chose to use Buxted as their nearest station, and would lead to more traffic chaos through lanes unsuitable for heavy use. (The application proposes</p>

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	Uckfield but Buxted is nearer).
Update	This was approved by majority of committee, and agreed for me to send to WDC by Cllr Rose

Date	19 <sup>th</sup> May 2020
Subject	WD/2019/1114/O Outline application for erection of up to 9 houses, access and other associated infrastructure.
Details	Land at Queenstock Lane, Buxted, TN22 4AR
Update	Approved by WDC. <i>Response to Parish Council: The density of the development is similar to that of the adjacent Beechbrook Park estate and whilst it is a restrictive site in width, it is considered that the quantum of development proposed can be satisfactorily accommodated on site. Furthermore, whilst the site falls outside of the defined development boundary of the village, the adopted Core Strategy Local Plan 2013 accepts that the development boundaries contained within the 1998 Local Plan will have to be breached to deliver the level of housing required.</i>
	Emailed this update to the Planning Committee 19/5/2020

Date	22 <sup>nd</sup> May 2020
Subject	Update on WD/2018/0233/F
Details	HURSTWOOD VIEW, LINUM LANE, FIVE ASH DOWN, UCKFIELD, TN22 3FH Proposed extension of existing hurstwood view care home to create 8 new bedrooms, additional day space and 6 car parking spaces.
Update	Approved by WDC. Email sent to Planning Committee to advise of this 22/5/2020

Date	22 <sup>nd</sup> May 2020
Subject	New planning applications for consideration.
Details	Application no: <a href="#">WD/2020/0888/F</a> Location: 71 Gordon Road, Buxted TN22 4LJ Description: First floor addition.  Application: <a href="#">WD/2020/0748/F</a> Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU Description: Demolition of existing garage and outbuildings, alterations to existing access and erection of 7 no. dwellings and garages.

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<b>Update</b>	<b>Sent to Planning Committee (plus Cllr Illingworth and Cllr Galley) for their considering and response 22/5/2020</b>

<b>Date</b>	<b>1<sup>st</sup> June 2020</b>
<b>Subject</b>	<b><a href="#">WD/2020/0888/F</a></b>
<b>Details</b>	<b>Location: 71 Gordon Road, Buxted TN22 4LJ Description: First floor addition.</b>
<b>Update</b>	<b>No objections from any Cllrs, no objections from neighbours on WDC website. Response sent to WDC planning: No objection, recommend approval.</b>

<b>Date</b>	<b>3<sup>rd</sup> June 2020 – 9<sup>th</sup> June 2020</b>
<b>Subject</b>	<b>WD/2020/0748 MOORINGS, HIGH STREET, BUXTED, TN22 4JU</b>
<b>Details</b>	<b>Emails received from neighbours objecting to the proposal.</b>
<b>Update</b>	<b>Planning committee made aware of neighbours comments.</b>

<b>Date</b>	<b>3<sup>rd</sup> June 2020</b>
<b>Subject</b>	<b>New planning application</b>
<b>Details</b>	<b><a href="#">WD/2020/0908/F</a> Location: CREAGAN, FIVE ASH DOWN, UCKFIELD, TN22 3AP Description: Proposed side extension, roof extension with dormers, internal alterations and the addition of two juliete balconies.</b>
<b>Update</b>	<b>Emailed to Parish Council for consideration.</b>

<b>Date</b>	<b>10<sup>th</sup> June 2020</b>
<b>Subject</b>	<b>Response to WDC</b>
<b>Details</b>	<b><a href="#">WD/2020/0908/F</a> Location: CREAGAN, FIVE ASH DOWN, UCKFIELD, TN22 3AP Description: Proposed side extension, roof extension with dormers, internal alterations and the addition of two juliete balconies. No objection, recommend approval.</b>
<b>Update</b>	<b>Response emailed to WDC 11<sup>th</sup> June 2020</b>

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<b>Date</b>	11th June 2020
<b>Subject</b>	Response to WDC
<b>Details</b>	<p><b>Application:</b> <a href="#">WD/2020/0748/F</a>  Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU  Description: Demolition of existing garage and outbuildings, alterations to existing access and erection of 7 no. dwellings and garages.  Response from Buxted Parish Council to Wealden District Council: In spite of some changes to the original planning application (<a href="#">WD/2017/1500/O</a>), our objections remain the same as previously submitted:  ‘The parish council object to this planning application on grounds of:  Overdevelopment of the site; this is not infill, loss of privacy to surrounding homes, loss of light to surrounding homes, light pollution, concerns re drainage and flooding, no justification for additional traffic movements’.  In addition, the application for Moorings would involve back development which is made worse by the fact it would be behind a neighbour’s property.</p>
<b>Update</b>	Response emailed to WDC 11 <sup>th</sup> June 2020

<b>Date</b>	11th June 2020
<b>Subject</b>	New planning application for consideration
<b>Details</b>	<p><b>Application:</b> <a href="#">WD/2020/0989/F</a>  Location: 73 FIVE ASH DOWN, UCKFIELD, TN22 3AN  Description: Erection of a 2 bay garage.</p>
<b>Update</b>	Emailed to Parish Council Planning Committee for their consideration via email consultation

<b>Date</b>	29th June 2020
<b>Subject</b>	New planning application for consideration
<b>Details</b>	<p><b>Application:</b> <a href="#">WD/2020/0989/F</a>  Location: 73 FIVE ASH DOWN, UCKFIELD, TN22 3AN  Description: Erection of a 2 bay garage.  Response from Buxted Parish Council to Wealden District Council: no objection, recommend approval.</p>
<b>Update</b>	Response emailed to WDC 29 <sup>th</sup> June 2020.

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<b>Date</b>	24 <sup>th</sup> June 2020
<b>Subject</b>	Removal of condition of pre approved planning application
<b>Details</b>	Application: <a href="#">WD/2020/1073/FA</a> Location: GEORGE ROSE LTD, QUEENSTOCK LANE, BUXTED, UCKFIELD, TN22 4LA Description: removal of condition 2 of WD/2019/0742/f (construction of a pair of semi-detached dwellings) in order to remove the requirement for a scheme to secure further mitigation of vehicles crossing Ashdown Forest special area of conservation and special protection area.
<b>Update</b>	Emailed to planning committee 24 <sup>th</sup> June. Advised as this is an application by a serving Cllr all members will need to declare an interest.

<b>Date</b>	
<b>Subject</b>	Removal of condition of pre approved planning application
<b>Details</b>	Application: <a href="#">WD/2020/1073/FA</a> Location: GEORGE ROSE LTD, QUEENSTOCK LANE, BUXTED, UCKFIELD, TN22 4LA Description: removal of condition 2 of WD/2019/0742/f (construction of a pair of semi-detached dwellings) in order to remove the requirement for a scheme to secure further mitigation of vehicles crossing Ashdown Forest special area of conservation and special protection area.
<b>Update</b>	

<b>Date</b>	29 <sup>th</sup> June 2020
<b>Subject</b>	New planning application for 39 dwellings
<b>Details</b>	Application: <a href="#">WD/2020/1088/MAO</a> 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 39 residential dwellings.
<b>Update</b>	Emailed Cllr Blandford and Cllr Rose to ask if they wished to do this as a email consultation or Zoom meeting.

16<sup>th</sup> July we had Zoom online meeting:

02/07/20 **DECLARATION OF MEMBERS INTERESTS**

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All councillors declared a personal interest in any matters relating to the Ionides Trust by virtue of the parish council being managing agents of the site.

Cllr. Rose declared a prejudicial interest in any matters relating to the land west of Church Road (Beechbook Park) due to having owned part of the application site (04/07/20/3)

Cllrs. Cox declared a personal interest in any matters relating to the allotments by virtue of being an allotment holder.

Cllr. Illingworth declared a personal interest in any matters related to the St Margaret's and St Mary's Churches by virtue of being a member of the PCC.

Cllr. Rose declared a prejudicial interest in respect of item 04/07/20/1 ([WD/2020/1073/FA](#)) as he is the applicant.

Cllr Coxon declared a personal interest in respect of Old Farmhouse (04/07/20/4) and Greystone Farm (05/07/20/3) – as a friend of the applicants.

Cllr Cox declared a personal interest in respect of Greystone Farm, as a friend of the applicant.

Cllr Illingworth declared a personal interest in respect of [WD/2020/0970/RM](#) interest as he lives opposite the development site.

03/07/20

**MINUTES OF PREVIOUS MEETING**

The minutes of the REMOTE meeting held on 16<sup>th</sup> June 2020 were signed by the Chairman as a correct record of the meeting. This was proposed by Cllr Roberts and seconded by Cllr Coxon.

04/07/20

Planning applications considered:

*Cllr Rose temporarily left the room whilst the following planning application was considered and Cllr Blandford took over.*

04/07/20/1

Application: [WD/2020/1073/FA](#)

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Location: GEORGE ROSE LTD, QUEENSTOCK LANE, BUXTED, UCKFIELD, TN22 4LA

Description: removal of condition 2 of WD/2019/0742/f (construction of a pair of semi-detached dwellings) in order to remove the requirement for a scheme to secure further mitigation of vehicles crossing Ashdown Forest special area of conservation and special protection area.

Buxted Parish Council response to WDC: As the WDC Local Plan is no longer in force and therefore the Ashdown Forest restrictions are no longer valid, the planning committee reached a unanimous decision to recommend approval.  
recommend approval

*Cllr Rose was asked to return so he could continue to chair the meeting.*

04/07/2012

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

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 39 residential dwellings.

Response from Buxted Parish Council to WDC: 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.

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:

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- 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.

*Cllr Illingworth and Cllr Bolton joined the meeting at 1913 hours.*

04/07/20/3

**Application:** [WD/2020/0970/RM](#) (Reserved Matters)  
**Location:** LAND AT QUEENSTOCK LANE, BUXTED, TN22 4AR  
**Description:** Reserved matters pursuant to outline application WD/2019/1114/O (outline application for the erection of up to 9 no. dwellings, access and other associated infrastructure).  
**Buxted Parish Council response to WDC:** the parish council have no further objections for the reserved matters of this application, other than what was made by the parish council previously.

04/07/20/4

**Application:** [WD/2020/1027/F](#) & [WD/2020/1028/LB](#)  
**Location:** OLD FARMHOUSE, POUND GREEN, BUXTED, TN22 4JW  
**Description:** Erection of a timber frame garage.  
**Buxted Parish Council response to WDC:** The county archaeologist has viewed this application and has not objected. The position of the garage is behind the house and does not affect the neighbours, no objection, recommend approval.

05/07/20

**To discuss any planning applications received from Wealden District Council after the publication of the agenda that are available on the District Planning website.**

05/07/20/1

**Application:** [WD/2020/0704/F](#)  
**Location:** SPINDLES, HOWBOURNE LANE, BUXTED, TN22 4QB  
**Description:** Erection of two detached dwellings & one detached garage to include access on to the A272. Additional drainage and supporting information, plans received 12 and 22 June 2020.  
**Buxted Parish Council response to WDC:** The parish council are aware of the many objections from neighbouring properties. The parish council has previously objected to this application and would like to reiterate their previous comments: Buxted Parish Council objected to this planning application under the following grounds: It would considerably alter the landscape as the houses would be visible.

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Road safety is a primary concern, and it would be desirable for no further access onto the A272. Howbourne Lane, Spotted Cow and Roser's Common road etc are all historic routes. None of the houses in this location have direct access onto the A272 until you reach after Pound Green where the village envelope begins. Allowing a new access could set a precedent in Planning and for other properties with frontage on to the A272. The parish council will be interested to see the comments from the ESCC Transport report with regards to the safety with access onto A272. The site is also adjacent to AONB.

- 05/07/20/2 Application: [WD/2020/1158/F](#)  
Location: COBBETTS, BURNT OAK LANE, HIGH HURSTWOOD, UCKFIELD, TN22 4AE  
Description: Single storey ground floor extension, replacement of windows, addition of PY panels, addition of insulation and render to walls.  
Buxted Parish Council response to WDC: no objections, recommend approval.
- 05/07/20/3 Application: [WD/2020/1113/F](#)  
Location: GREYSTONES FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA  
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 and fruit cages.  
Buxted Parish Council response to WDC: there are no close neighbours. The parish council have no objections, recommend approval.
- 05/07/20/4 Application: [WD/2020/1142/F](#)  
Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT  
Description: Demolition of existing dwelling and garage. Erection of four detached dwellings with creation of one new access and improvements to existing access.  
Buxted Parish Council response to WDC: DEFERRED. This will be deferred to give the neighbouring properties time to consider this application, then the parish council will consider it.
- 05/07/20/5 Application: [WD/2020/1236/F](#)  
Location: AVOCA, FRAMFIELD ROAD, BUXTED, TN22 4LE  
Description: Proposed single storey rear extension and the creation of a patio to the rear of the property.  
Buxted Parish Council response to WDC: no objections, recommend approval.

Signature

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*Cllr Rose finished chairing the planning section of the meeting and Cllr Blandford took over as Chair.*

*All members of public left the meeting.*

<b>Date</b>	22 <sup>nd</sup> July 2020
<b>Subject</b>	2 x new planning applications received
<b>Details</b>	<p>Application: <a href="#">WD/2019/2456/O</a>            Location: ABBEY HOUSE AND GRASMERE, FRAMFIELD ROAD, BUXTED TN22 4LE            Description: Outline planning application with all matters reserved for the development of 5 no. dwellings and associated access, parking and landscaping.</p> <p>Application: <a href="#">WD/2020/1142/F</a>            Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT            Description: Demolition of existing dwelling and garage. Erection of four detached dwellings with creation of one new access and improvements to existing access.</p>
<b>Update</b>	Cllr Rose and Cllr McQuarrie declared personal interest in respect of <a href="#">WD/2019/2456/O</a> as both know the applicants.
<b>Date</b>	22 <sup>nd</sup> July 2020
<b>Subject</b>	Update on planning applications from WDC
<b>Details</b>	<p>Application No. <a href="#">WD/2020/0726/F</a>            Location: FAIROAKS, FRAMFIELD ROAD, BUXTED, TN22 4PP            Description: Ground and first floor two storey extension to front, side and rear of existing dwelling.            Update from Wealden District Council: application has been approved.</p> <p>Application: WD/2020/0463/F and WD/2020/0464/LB            Location: ASHDOWN COTTAGE, FIVE ASH DOWN TN22 3AL            Description: Single storey side and rear extension with first floor dormer. Link to garage, reduced in size to form sun/play room. To replace boarding at first floor level to fully match existing.            Update from Wealden District Council: application has been approved</p>
<b>Update</b>	Emailed to Planning Committee for their information

Signature

Name

Date

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Date	28 <sup>th</sup> July 2020
Subject	Responses from Buxted Parish Council to Wealden District Council
Details	<p>Application: <a href="#">WD/2019/2456/O</a>  Location: ABBEY HOUSE AND GRASMERE, FRAMFIELD ROAD, BUXTED TN22 4LE  Description: Outline planning application with all matters reserved for the development of 5 no. dwellings and associated access, parking and landscaping.  Buxted Parish Council response to Wealden District Council: the parish council object to this application and would like to reiterate the comments made previously. ‘The parish council considered the possible impact on the traffic and parking. The access would be between the two houses onto Framfield Road. The parish council commented that it is sometimes difficult to consider an outline application as there is very limited detail. The parish council feel that 5 dwellings would be over development, but maybe three dwellings would be more suitable. However, development of this site would have a negative impact on the neighbour for loss of privacy and view. The parish council reached a unanimous decision to object to this application due to the over development of the site and the lack of detail on the application’.</p> <p>Application: <a href="#">WD/2020/1142/F</a>  Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT  Description: Demolition of existing dwelling and garage. Erection of four detached dwellings with creation of one new access and improvements to existing access.  Response from Buxted Parish Council to Wealden District Council: the parish council strongly object to this planning application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Over development of the site.</li> <li>• Flooding and surface water drainage – considerable concerns have been raised by a local resident . Whilst the parish council are not experts in this matter we feel this should be fully addressed by the specialists.</li> <li>• Out of keeping with the area.</li> <li>• Loss of privacy for neighbours, adjacent to the north and opposite and also possible light pollution to the houses opposite (St Marys Garth) as currently the existing building is only one storey and is set at a lower level than the houses on the hill opposite.</li> <li>• Issues with access and parking - the lane narrows at this point considerably and there could be an issue with increased traffic on an unlit lane with awkward access points.</li> <li>• Road safety issues for pedestrians.</li> <li>• Negative effects on farm track and footpath.</li> <li>• Should any development be approved on this site, the parish council request that provision should be made on site for construction vehicles to avoid the blocking up of the narrow Church Road, as well as all the above issues</li> </ul>

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	be taken into consideration
Update	Emailed to WDC. WDC confirmed receipt 28.7.2020

Date	28 <sup>th</sup> July 2020
Subject	New planning applications for consideration
Details	<p>Application: <a href="#">WD/2020/1326/F</a>  Location: BIRCH DROVE, BRITTS FARM ROAD, BUXTED, TN22 4LZ  Description: Proposed single storey rear extension.</p> <p>Application: <a href="#">WD/2020/1144/F</a>  Location: STRAWBERRY HALL, COBDOWN LANE, FIVE ASH DOWN, UCKFIELD TN22 3AR  Description: Conversion of existing bakehouse into habitable accommodation. Two storey addition to main dwelling with first floor terrace and alterations to fenestration.</p> <p>Application: <a href="#">WD/2020/1316/O</a>  Location: LYNTON, FIVE ASH DOWN, UCKFIELD, TN22 3AH  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.</p>
Update	Emailed to Planning Cllrs for their consideration

Date	10 <sup>th</sup> August 2020
Subject	Above three planning applications
Details	-
Update	Sent email reminder to Cllrs to respond by this Thursday 13 <sup>th</sup> August

Date	14 <sup>th</sup> August 2020
Subject	Responses from Buxted to WDC
Details	Below responses emailed to WDC Planning 14.8.2020
Update	Application: <a href="#">WD/2020/1326/F</a>

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	<p><b>Location:</b> BIRCH DROVE, BRITTS FARM ROAD, BUXTED, TN22 4LZ  <b>Description:</b> Proposed single storey rear extension.  <b>Buxted Parish Council response to Wealden District Council:</b> no objection, recommend approval.</p> <p><b>Application:</b> <a href="#">WD/2020/1144/F</a>  <b>Location:</b> STRAWBERRY HALL, COBDOWN LANE, FIVE ASH DOWN, UCKFIELD TN22 3AR  <b>Description:</b> Conversion of existing bakehouse into habitable accommodation. Two storey addition to main dwelling with first floor terrace and alterations to fenestration.  <b>Buxted Parish Council response to Wealden District Council:</b> The parish council would like to ask if this application has taken into account whether the buildings to be converted are of any historical merit, in which case does anything need to be done to address this issue? If no issues are raised on the historical merit, the parish council recommend approval for this application on the condition that the bakehouse is legally tied to the main dwelling and cannot be sold as a separate dwelling.</p> <p><b>Application:</b> <a href="#">WD/2020/1316/O</a>  <b>Location:</b> LYNTON, FIVE ASH DOWN, UCKFIELD, TN22 3AH  <b>Description:</b> Outline application for a proposed phased development of three self- build dwellings and provision of a new vehicular access, landscaping and other associated infrastructure.  <b>Buxted Parish Council response to Wealden District Council:</b> whilst the parish council appreciate this is only an outline planning application, we feel we must pass on the concerns voiced by local residents:</p> <ol style="list-style-type: none"> <li>1. overdevelopment of the site</li> <li>2. inadequate parking provision which could lead to more on street parking on an already busy road.</li> <li>3. concerns over the access road being too narrow for emergency services vehicles</li> <li>4. the new access road is immediately adjacent to an existing dwelling</li> <li>5. if approved this could set a precedent to other properties in the vicinity</li> </ol>
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<b>Date</b>	
<b>Subject</b>	
<b>Details</b>	<p><b>Application:</b> <a href="#">WD/2020/1328/F</a>  <b>Location:</b> 38 MEAD LANE, BUXTED, TN22 4AS  <b>Description:</b> 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 sun tunnels to main roof.  <b>Buxted Parish Council response to WDC:</b> no objection, recommend approval.</p>

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	<p>Application: <a href="#">WD/2019/2524/FR</a>  Location: LOWER TOTEASE FARM, FRAMFIELD ROAD, BUXTED, TN22 4LF  Description: Retrospective application for an extension and alterations to a fishing lodge.  Buxted Parish Council response to WDC: no objection, recommend approval.</p>
Update	

Date	
Subject	<a href="#">WD/2020/1565/F</a>
Details	<p>Location: OAKRISE, FRAMFIELD ROAD, BUXTED, TN22 4PP  Description: Two storey rear extension and single storey flank extension.</p>
Update	Emailed to planning committee for their consideration

Date	15.9.2020
Subject	Agenda for PC meeting where planning items will also be considered
Details	<p>Agenda for PC meeting to consider planning items 22 09 2020  Planning applications for consideration:</p> <p>Application: <a href="#">WD/2020/1565/F</a>  Location: OAKRISE, FRAMFIELD ROAD, BUXTED, TN22 4PP  Description: Two storey rear extension and single storey flank extension.</p> <p>Application: <a href="#">WD/2020/1563/FA</a>  Location: LAND AT QUEENSTOCK LANE, BUXTED, TN224AR  Description: Minor material amendment to WD/2019/2433/FA (minor material amendment to application WD/2019/0195/F (erection of 5 no. dwellings, access, landscaping and associated infrastructure) involving the variation of condition 18 in order to reduce the red line site area) to allow for changes in external materials and fenestration.</p> <p>Application: <a href="#">WD/2020/0704/F</a>  Location: SPINDLES, HOWBOURNE LANE, BUXTED, TN22 4QB  Description: Erection of two detached dwellings &amp; one detached garage to include access on to the A272. Additional report - addendum to surface water and foul drainage statement, received 19</p>

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	<p>August 2020.</p> <p><b>Update on applications previously considered by the parish council, and determined by the district council:</b></p> <p>Application No. WD/2020/1326/F  Description: PROPOSED SINGLE STOREY REAR EXTENSION  Location: BIRCH DROVE, BRITTS FARM ROAD, BUXTED, TN22 4LZ  Update from WDC: <b>approved</b></p> <p>Application No. WD/2020/0888/F  Description: FIRST FLOOR ADDITION  Location: 71 GORDON ROAD, BUXTED, TN22 4LJ  Update from WDC: <b>approved</b></p> <p>Application No. WD/2020/0421/F  Description: CHANGE OF USE OF EXISTING BARN FROM ANCILLARY ACCOMMODATION TO HOLIDAY LET WITHIN THE CURTILAGE OF A GRADE II* LISTED BUILDING.  Location: THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, TN22 4AH  Update from WDC: <b>approved</b></p> <p>Application No. WD/2020/1236/F  Description: PROPOSED SINGLE STOREY REAR EXTENSION AND THE CREATION OF A PATIO TO THE REAR OF THE PROPERTY  Location: AVOCA, FRAMFIELD ROAD, BUXTED, TN22 4LE  Update from WDC: <b>approved</b></p>
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<b>Update</b>	Meeting to take place 22.9.2020 by Zoom
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<b>Date</b>	18 <sup>th</sup> Sept 2020
<b>Subject</b>	<a href="#">WD/2019/2466/MAJ</a>
<b>Details</b>	Application: <a href="#">WD/2019/2466/MAJ</a> Location: LAND EAST OF COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD. Description: C2 RESIDENTIAL CARE HOME.
<b>Update</b>	Emailed to planning committee, put on website. May need to have online Zoom meeting for this one.

<b>Date</b>	23 Sept 2020
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<b>Subject</b>	<b>New planning applications</b>
<b>Details</b>	<p>Application: <a href="#">WD/2019/2466/MAJ</a>  Location: LAND EAST OF COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD.  Description: C2 residential care home (65 bedroom)</p> <p>Application: <a href="#">WD/2020/1829/F</a>  Location: ROUNDWOOD, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB  Description: Construction of a single storey dwelling and formation of a new vehicular access</p>
<b>Update</b>	<b>Emailed to planning committee for consideration and response by email in first instance</b>

<b>Date</b>	<b>25<sup>th</sup> September 2020</b>
<b>Subject</b>	<b><a href="#">WD/2020/1821/F</a></b>
<b>Details</b>	<p>Location: THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH  Description: To remove overgrown and ivy clad hedge at front of house and replace it with estate railings</p>
<b>Update</b>	<b>Emailed to planning committee, put on website.</b>

<b>Date</b>	<b>2<sup>nd</sup> October 2020</b>
<b>Subject</b>	<b>New planning application</b>
<b>Details</b>	<p>Application: <a href="#">WD/2020/1931/F</a>  Location: HUNTERS, HOWBOURNE LANE, BUXTED, TN22 4QD  Description: Replace conservatory with single storey extension on side of dwelling.</p>
<b>Update</b>	<b>Emailed to planning committee, put on website.</b>

<b>Date</b>	<b>7<sup>th</sup> October 2020</b>
<b>Subject</b>	<p>Application: <a href="#">WD/2020/1829/F</a>  Location: ROUNDWOOD, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB  Description: Construction of a single storey dwelling and formation of a new vehicular access</p>
<b>Details</b>	<p>Declaration of personal interest: Cllr Humphreys knows the applicants so will not comment on this application. Cllr Rose declared a personal interest as he knows the applicant but not very well.  Clerk chased Cllrs Cox and Roberts for their responses to this application.</p>
<b>Update</b>	<b>Noted</b>

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<b>Date</b>	12 <sup>th</sup> October 2020
<b>Subject</b>	<a href="#">WD/2020/1829/F</a>
<b>Details</b>	<p>Application: <a href="#">WD/2020/1829/F</a></p> <p>Location: ROUNDWOOD, COOPERS GREEN ROAD, UCKFIELD, TN22 1HB</p> <p>Description: Construction of a single storey dwelling and formation of a new vehicular access.</p> <p>Response from Buxted Parish Council to WDC: the parish council reached a majority vote to recommend approval for this application.</p>
<b>Update</b>	Response sent to Wealden Planning. Authorised by Cllr Rose.

<b>Date</b>	12 <sup>th</sup> October 2020
<b>Subject</b>	<a href="#">WD/2020/1821/F</a>
<b>Details</b>	<p>Location: THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH</p> <p>Description: To remove overgrown and ivy clad hedge at front of house and replace it with estate railings</p>
<b>Update</b>	Re sent to Cllr Cox to see if she has local knowledge relevant to this application.

<b>Date</b>	20 <sup>th</sup> October 2020
<b>Subject</b>	Planning and Parish Council meeting
<b>Details</b>	<p>Application: <a href="#">WD/2019/2466/MAJ</a></p> <p>Location: LAND EAST OF COOPERS GREEN ROAD, RINGLES CROSS, UCKFIELD.</p> <p>Description: C2 residential care home (65 bedroom).</p> <p>Response from Buxted Parish Council to Wealden District Council:</p> <p>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.</p> <p>The parish council had received numerous letters of objection from local residents with their most common themes of objection being:</p> <ul style="list-style-type: none"> <li>• The site is outside of the development boundary.</li> <li>• Parishioners have raised concerns over possible restrictive covenants on the land.</li> <li>• The site has a current re instatement order in respect of hedges and trees removed without permission.</li> <li>• The design is out of character with the surrounding rural dwellings.</li> <li>• Concerns over road safety.</li> <li>• No footpaths at the location.</li> <li>• Concerns over flooding.</li> </ul>

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- 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/2020/1931/F](#)

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

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

Buxted Parish Council response to WDC: no objections.

Application: [WD/2020/0748/F](#)

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

Description: Demolition of existing garage and outbuildings, alterations to existing access and erection of 6 no dwellings and garages. Amended plans received 12 October 2020, showing the proposed number of dwellings from 7 to 6.

Buxted Parish Council response to WDC: the parish council **object** to this application, and would like to reiterate comments as made previously:

‘The parish council object to this planning application on grounds of: overdevelopment of the site; this is not infill, loss of privacy to surrounding homes, loss of light to surrounding homes, light pollution, local concerns re drainage, no justification for additional traffic movements. In addition, the application for Moorings would involve back development which is made worse by the fact it would be behind a neighbour’s property’.

This development would set a precedent to others and would have a significant impact on the neighbouring properties.

Application: [WD/2020/1857/F](#)

Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT

Description: Proposed dwelling.

Buxted Parish Council response to WDC: members of the parish could not see any difference to the 2019 planning application for this site, and would like to re iterate same comments as before:

The parish council **object** to this application as it considered to be overdevelopment of the site and is outside of the development boundary.

Application: [WD/2020/1823/O](#)

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	<p><b>Location:</b> HILDENVALE, REDBROOK LANE, BUXTED, TN22 4QH</p> <p><b>Description:</b> Outline application for demolition of equestrian buildings and the erection of 8 no. dwellings, access, landscaping, and other associated infrastructure</p> <p><b>Buxted Parish Council response to WDC:</b> this is a large development in a rural setting, with the design out of keeping with the surrounding properties. The parish council query whether there is a bus stop at this location and the statement that this is a brownfield site, as stated in the Design and Access statement. There are also concerns over the accuracy of the traffic movements report which has considerable effect on the safety of the junction of Redbrook Lane with the A272 which is not fit for increased traffic movements. The parish council <b>object</b> to this application.</p>
<b>Update</b>	Responses emailed to Wealden Planning

<b>Date</b>	26 <sup>th</sup> October
<b>Subject</b>	
<b>Details</b>	<p>4 x new planning applications sent to Planning Committee for their consideration by email:</p> <p>1. Application: <a href="#">WD/2020/1756/F</a>  <b>Location:</b> QUARRY FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AL  <b>Description:</b> 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.</p> <p>2. Application: <a href="#">WD/2020/2015/F</a>  <b>Location:</b> LAND ADJ TO TAMARISK, PARK VIEW, BUXTED, TN22 4LS  <b>Description:</b> Proposed detached bungalow and retaining wall.</p> <p>3. Application: <a href="#">WD/2020/1769/F</a> &amp; <a href="#">WD/2020/1770/LB</a>  <b>Location:</b> THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH  <b>Description:</b> Conversion of existing dairy into accommodation ancillary to the main house</p> <p>4. Application: <a href="#">WD/2020/2085/F</a> &amp; <a href="#">WD/2019/1908/LB</a> Application  <b>Location:</b> POPESWOOD BARN, POUND GREEN LANE, BUXTED, TN22 4PL  <b>Description:</b> Proposed conversion and alteration of two barns into a five bedroomed dwelling including extension between the two, demolition and replacement of existing stable with new build extension, demolition of outbuilding and erection of triple garage, associated infrastructure and landscaping.</p>

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<b>Update</b>	Emailed 26 <sup>th</sup> October to planning committee.

<b>Date</b>	27 <sup>th</sup> October
<b>Subject</b>	New planning application
<b>Details</b>	<p><b>Application:</b> <a href="#">WD/2020/1142/F</a>  <b>Location:</b> WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT  <b>Description:</b> Demolition of existing dwelling and garage. Erection of three detached dwellings with creation of one new access and improvements to existing access. <b>Amended plans received 26/10/2020.</b></p>
<b>Update</b>	Emailed 27 <sup>th</sup> October to planning committee.

<b>Date</b>	6 <sup>th</sup> November 2020
<b>Subject</b>	Chase Cllrs
<b>Details</b>	<p>1. <b>Application:</b> <a href="#">WD/2020/1756/F</a>  <b>Location:</b> QUARRY FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AL  <b>Description:</b> 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.</p> <p>2. <b>Application:</b> <a href="#">WD/2020/2015/F</a>  <b>Location:</b> LAND ADJ TO TAMARISK, PARK VIEW, BUXTED, TN22 4LS  <b>Description:</b> Proposed detached bungalow and retaining wall.</p> <p>3. <b>Application:</b> <a href="#">WD/2020/1769/F</a> &amp; <a href="#">WD/2020/1770/LB</a>  <b>Location:</b> THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH  <b>Description:</b> Conversion of existing dairy into accommodation ancillary to the main house</p> <p>4. <b>Application:</b> <a href="#">WD/2020/2085/F</a> &amp; <a href="#">WD/2019/1908/LB</a> Application  <b>Location:</b> POPESWOOD BARN, POUND GREEN LANE, BUXTED, TN22 4PL  <b>Description:</b> Proposed conversion and alteration of two barns into a five bedroomed dwelling including extension between the two, demolition and replacement of existing stable with new build extension, demolition of outbuilding and erection of triple garage, associated infrastructure and landscaping.</p> <p><b>Application:</b> <a href="#">WD/2020/1142/F</a></p>

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	<p>Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT          Description: Demolition of existing dwelling and garage. Erection of three detached dwellings with creation of one new access and improvements to existing access. <b>Amended plans received 26/10/2020.</b></p>
Update	Emailed 6 <sup>th</sup> Nov to planning committee asking for them to respond.

Date	10 <sup>th</sup> November 2020
Subject	Planning responses submitted to WDC
Details	<p>1. Application: <a href="#">WD/2020/1756/F</a>          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.          Response from Buxted Parish Council: no objections.</p> <p>2. Application: <a href="#">WD/2020/2015/F</a>          Location: LAND ADJ TO TAMARISK, PARK VIEW, BUXTED, TN22 4LS          Description: Proposed detached bungalow and retaining wall.          Buxted Parish Council response to WDC: The parish council have been made aware, by local residents, that the plans submitted with this application are out of date and as such the parish council are unable to say whether they object or recommend approval to this application.</p> <p>3. Application: <a href="#">WD/2020/1769/F</a> &amp; <a href="#">WD/2020/1770/LB</a>          Location: THE OLD MAYPOLE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4AH          Description: Conversion of existing dairy into accommodation ancillary to the main house.          Buxted Parish Council response to WDC: The parish council recommend approval for this application, but would like to comment that the drawings were not very clear, and difficult to understand.</p> <p>4. Application: <a href="#">WD/2020/2085/F</a> &amp; <a href="#">WD/2019/1908/LB</a> Application          Location: POPESWOOD BARN, POUND GREEN LANE, BUXTED, TN22 4PL          Description: Proposed conversion and alteration of two barns into a five bedroomed dwelling including extension between the two, demolition and replacement of existing stable with new build extension, demolition of outbuilding and erection of triple garage, associated infrastructure and landscaping.          Buxted Parish Council response to WDC: Buxted Parish Council would like to recommend approval for this application. If the barns are not converted, they would be in danger of decaying over time and then, eventually lost in the historic</p>

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	<p>landscape.</p> <p><b>5. Application: <a href="#">WD/2020/1142/F</a></b>  Location: WHITE LODGE, CHURCH ROAD, BUXTED, TN22 4LT  Description: Demolition of existing dwelling and garage. Erection of three detached dwellings with creation of one new access and improvements to existing access. <b>Amended plans received 26/10/2020.</b>  <b>Buxted Parish Council response to WDC: The parish council still object to this application. It is considered to be an over development of the site with loss of privacy to neighbours and would cause light pollution to properties in St Marys Garth.</b>  <b>The parish council would like to re iterate their comments made previously:</b></p> <ul style="list-style-type: none"> <li>• Over development of the site.</li> <li>• Flooding and surface water drainage – considerable concerns have been raised by a local resident . Whilst the parish council are not experts in this matter we feel this should be fully addressed by the specialists.</li> <li>• Out of keeping with the area.</li> <li>• Loss of privacy for neighbours, adjacent to the north and opposite and also possible light pollution to the houses opposite (St Marys Garth) as currently the existing building is only one storey and is set at a lower level than the houses on the hill opposite.</li> <li>• Issues with access and parking - the lane narrows at this point considerably and there could be an issue with increased traffic on an unlit lane with awkward access points.</li> <li>• Road safety issues for pedestrians.</li> <li>• Negative effects on farm track and footpath.</li> <li>• Should any development be approved on this site, the parish council request that provision should be made on site for construction vehicles to avoid the blocking up of the narrow Church Road, as well as all the above issues be taken into consideration.</li> </ul>
Update	Emailed 10 <sup>th</sup> November 2020 to WDC Planning

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