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3rd September 2025

The Chairman and Members of the Planning Committee
The Chairman and Vice Chairman of the Council.

NOTICE OF MEETING

Members of the Buxted Parish Council Planning Committee are summoned to attend the Planning Committee meeting to take place at 7.00p.m. on 9th September 2025 in Five ash Down Village Hall.

The public have a right and are welcome to attend. Members of the public may speak or ask questions when invited by the Chairman, prior to the formal opening of the meeting. If any member of the public would like to make comments to Wealden District Council, in support or objection to an application, then please email: planning@wealden.gov.uk

1. Apologies for absence.
2. To approve the minutes of the previous meeting.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda
4. **Planning Applications**
 - 4.1 Application: [WD/2024/2527/F](#)
Deadline for responses to WDC: 11th September 2025
Location: Old Toll Cottage, Uckfield Road, Poundgate, Crowborough, TN6 3TA
Description: rear extension, internal alterations and removal/replacement of porch.
Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2527/F>
5. **Applications considered via email due to deadline set by WDC**
 - 5.1 Application: WD/2025/0745/LDE
Location: Sandpits Yard, Pound Green Lane, Etchingwood, Buxted, TN22 4PU
Description: erection and use of building as a workshop and for storage in association with the builders yard.
Response: members note that there is very little traffic at present for this site and would not wish for that to change - otherwise no objection.
Response submitted to WDC via email 21.7.25
 - 5.2 Application: [WD/2025/0736/MRM](#)
Location: MOCKBEGGAR FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Description: reserved matters (appearance, landscaping, layout & scale) pursuant to outline permission WD/2022/0648/MAO (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). **Amended documents submitted**

Response submitted to WDC via email 1.8.25

Buxted Parish Council response to WDC: Members would like to reiterate the previous comments made: Members OBJECT to this application. Members would like to request deer proof fencing along the border of Round Wood, and for the design of the long block of houses to be reconsidered, to avoid a long solid stretch of homes on this border. Members remain concerned over the hydrology plans and are concerned for Mockbeggars Farmhouse.

5.3 Application: WD/2025/0988/F

Deadline for comments to WDC: 20 August 2025

Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

Description: Erection of 1 no. Detached self-build dwelling house on the land (identified as plot 3) – Amended Plans received 05/08/25

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0988/F>

Response submitted to WDC via email 22.8.25

Buxted Parish Council response to WDC: Buxted Parish Council would like to reiterate the previous comments that trees remain for screening of these properties and in addition, any impact on nature/wildlife is assessed and recommendations adhered to.

5.4 Application: WD/2025/1036/F

Deadline for comments to WDC: 20 August 2025

Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

Description: Erection of 1no detached self-build dwelling house on the land (identified as plot 4) amended plans received 05/08/2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1036/F>

Response submitted to WDC via email 22.8.25

Buxted Parish Council response to WDC: Buxted Parish Council would like to reiterate the previous comments that trees remain for screening of these properties and in addition, any impact on nature/wildlife is assessed and recommendations adhered to.

5.5 Application: WD/2025/1177/F

Location: MILESTONES, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EB

Description: Erection of 1No. detached self-build dwelling house. Amended plans received 05/08/2025.

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1177/F>

Response submitted to WDC via email 22.8.25

Buxted Parish Council response to WDC: Buxted Parish Council would like to reiterate the previous comments that trees remain for screening of these properties and in addition, any impact on nature/wildlife is assessed and recommendations adhered to.

6. Applications determined/updated by Wealden District Council

6.1 Application: WD/2025/1157/F

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

Description: loft conversion with rear hip to gable conversion and 2 x pitched roof dormers on side roof slope

Decision: Approved

- 6.2 **Application:** WD/2025/1339/F
Location: Chestnut Lodge, High Street, Buxted, TN22 4LB
Description: demolition of existing conservatory, addition of single storey rear extension and garage conversion
Decision: Approved
- 6.3 **Application:** WD/2025/1434/MFA
Location: Land at Coopers Row, Five Ash Down, TN22 3AN
Description: variation of condition 6 of WD/2021/1895/MAO (outline application for the Erection of up to 40 dwellings) to enable time for southern water to provide Capacity within the foul sewerage network.
Decision: Refused
- 6.4 **Application:** WD/2025/1521/F
Location: Orchard Rise, St Raphaels, Buxted, TN22 4JS
Description: single storey front extension and fenestration alterations
Decision: Approved
- 6.5 **Application:** WD/2025/1117/F
Location: Post Office, Five Ash Down, Uckfield, TN22 3AH
Description: proposed rear extensions, outbuilding, change of use from residential to retail, garage conversion and internal alterations
Decision: approved
- 6.6 **Application:** WD/2025/0745/LDE
Description: erection and use of building as a workshop and for storage in association with the builders yard.
Location: Sandpits Yard, Pound Green Lane, Etchingwood, Buxted, TN22 4PU
Decision: Issued
7. **Appeals/Enforcement**
- 7.1 **Reference:** WD/2023/2157/MAJ & APP/C1435/W/24/3353821
Location: Land North of the A272, Buxted, TN22 4BA
Description of development: Erection of 49 no. dwellings, access, landscaping and associated infrastructure.
Hearing: 23rd April 2025. **Decision:** appeal allowed and planning approved.
(Note: The article from The Times (7.7.25) and other correspondence forwarded to members 8.7.25)
- 7.2 **Planning Inspectorate Ref:** APP/C1435/W/25/3367805
Site: High Hurstwood Lodge, Chillies Lane, High Hurstwood, Buxted, TN22 4AD
Description: retrospective application for conversion of roof space to 1 x flat
- 7.3 **Planning Inspectorate Ref:** APP/C1435/W/25/3367989
Site: Camellia Cottage, Chillies Lane, High Hurstwood, Buxted, Tn22 4AB
Description: erection of new dwelling
(Buxted Parish Council had no objections to the original application).
8. **Applications of note being considered by WDC Planning Committee**
- 8.1 **Location:** Durrant House, Coopers Green, Buxted
Notice: WDC advise that the building is not a listed building under Section 3 of the Planning (Listed Buildings and Conservation Area) Act 1990 (PLBCA Act 1990) – and it considered of

special architectural or historic interest and is in danger of being demolished or altered in such a way as to affect its character as a building of special architectural or historic interest. WDC has asked the Secretary of State for Digital, Culture, Media and Sport to consider including the building in the list of buildings of such interest compiled or approved under section 1 of PLBCA Act 1990. Notice has been served on the owners and remains in force for 6 months.

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

10. **Other issues for consideration**

10.1. **To note the following Tress Preservation Order (TPO) has been made on 21.8.25:
TPO 2025/0001 (BUXTED)**

Description: Trees on land to the rear of The Walled Garden, Five Ash Down, Uckfield, East Sussex, TN22 3AJ

11. **Any urgent matters**

Claudine Feltham - Clerk to Buxted Parish Council