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4th February 2026

**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 Tuesday 10th February 2026 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. To receive and accept 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/2025/2584/PIP**
Location: Littlefarm, Burnt Oak Road, Hurstwood, TN6 3SD
Description: Application for permission in principle for one self build bungalow dwelling following demolition of existing stables and vehicle workshop
Note: already refused by WDC and is going to appeal. Comments from BPC can be submitted direct to the Planning Inspectorate.
- 4.2 **Application: [WD/2025/1034/MRM](#)**
Deadline for responses to WDC: 13th February 2026
Location: land at Coopers Row, Five Ash Down, TN22 3AN
Description: reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission WD/2021/1895/MAO (outline application for the erection of up to 40 dwellings).
- 4.3 **Application: APP/C1435/W/23/3330872 & WD/2022/0648/MAO**
Location: Land at Mockbeggars Farm, London Road, Budlets Common, Uckfield TN22 2EB
Description: East Sussex Highways have shared design proposals for the developer led S278 highways scheme for this development (*plans emailed to BPC members 3.2.36*). This includes:
 - a new site access,

- pedestrian refuge crossing place,
- footway widening (from the site access southwards to Snatts Road),
- Snatts Road/London Road junction realignment
- upgraded bus stops and shelters,
- extension of 30mph speed limit on London Road and introduction of 40mph speed on London Road to 'Budletts Roundabout'

If the parish council wish to submit any comments on these plans, the deadline is 6th March 2026.

5. Applications considered via email due to deadline set by WDC

6. Applications determined/updated by Wealden District Council

6.1 Application: WD/2025/2216/FR

Location: Highfield, Rocks Lane, High Hurstwood, TN22 4BN

Description: retrospective application for part change of use of barn from agricultural to a mixed use for agriculture, storage and distribution

Decision: Approved

6.2 Application: WD/2025/2378/F

Location: Royal Oak Farm, Royal Oak Lane, High Hurstwood, Buxted, TN22 4AN

Description: proposed balcony at first floor level.

Decision: Approved

6.3 Application: WD/2025/2297/FR

Location: Dog Walking Field, Burnt Oak Road, High Hurstwood, Crowborough, TN22 4AE

Description: Retrospective change of use of private estate land to a dog walking field

Decision: Refused

6.4 Application: WD/2025/2584/PIP

Location: Littlefarm, Burnt Oak Road, Hurstwood, TN6 3SD

Description: Application for permission in principle for one self build bungalow dwelling following demolition of existing stables and vehicle workshop

Decision: refused (*now gone to appeal – as per agenda item 4.1*)

6.5 Application: WD/2025/0796/F

Location: Hadham House, Burnt Oak Road, High Hurstwood, Buxted, TN22 4AE

Description: ground and first floor additions linking garage and dwelling. first floor garage extension. new glass link from garage to pool

Decision: refused

6.6 Application: WD/2025/2598/F

Location: The Hurst, Burnt Oak Road, High Hurstwood, Buxted, TN22 4AE

Description: Proposed replacement garage with first floor games and store room above

Decision: approved

6.7 Application No. WD/2025/0988/F

Location: On the land (identified as plot 3) Milestones, London Road, Budletts Common, Uckfield, TN22 2EB

Description: erection of 1 detached self-build dwelling house

Decision: approved

6.8 Application No. WD/2025/1177/F

Description: erection of 1 detached self-build dwelling house
Location: Milestones, London Road, Budletts Common, Uckfield, TN22 2EB
Decision: approved

6.9 Application No. WD/2025/1036/F

Description: erection of 1 detached self-build dwelling house
Location: on the land (identified as plot 4) Milestones, London Road, Budletts Common, Uckfield, TN22 2EB
Decision: approved

7. Appeals/Enforcement

7.1 Planning inspectorate reference: APP/C1435/W/25/3375977

Location: land north of Budletts Lane, Five Ash Down, TN22 3AS (known locally as the Pig Field).
Proposal: full planning application for the phased development comprising the construction of 50 x dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works.
(Comments made previously by BPC will automatically be sent to the Planning Inspectorate).

7.2 Planning inspectorate reference: APP/C1435/W/25/3377010

Site: Land north of A272, Pound Green, Buxted.
Proposal: Residential development comprising up to three detached one/two storey dwellings.
(Comments made previously by BPC will automatically be sent to the Planning Inspectorate).

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

11. Information received from Wealden District Council Planning department;

Any urgent matters

Claudine Feltham - Clerk to Buxted Parish Council