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11th March 2025

MINUTES OF THE PLANING COMMITTEE MEETING
11th March 2025

Minutes of the Buxted Parish Council Planning Committee meeting held at 7.00p.m. on 11th March 2025 in St Marys Church Hall, Church Road, Buxted

Present: Cllr Smith (Chair), Cllr Blandford, Cllrs Rose, Humphrey, Mallett and Roberts and clerk Beccy Macklen

There were 9 members of the public present

A local resident objected to the application on the basis of access being dangerous as cars entering the road from Maresfield would arrive at the site entrance whilst gathering speed on a slight bend 50 yards from the traffic lights. Traffic also backs up so anyone exiting the site could get caught waiting to be let into standing traffic. The previous applications have been refused on the basis of affecting the setting of the listed building. If this is now approved, it could set a precedent that could allow the Weald Rise application to go ahead as the refusal was basis on the same reason.

A local resident who lives in The Walled Garden – commented that this is an unacceptable urbanisation of FAD. The accumulation of Durrants Field, the Care Home, land next to Harrock House, Millwood Lane (totalling up to 200) is too much for a small village. He understands development is needed but does it all need to go in FAD? If the Weald Rise site is too dependent on cars, then surely this site also has to be considered in the same light. The original access was between 2 & 4 The Walled Garden. This access was not designed to take the existing properties into consideration so he would not wish to see an amendment back to the previously approved access, if the proposed access onto the A272 is not acceptable.

A local resident spoke on behalf of a close resident to the site, commented that the application would still cause harm to the setting of Coopers Cross House due to the access road off the A272 running past the listed building, despite the properties being sites further away from the listed building. It is an unacceptable route as it will run parallel to the listed building and cause more harm than the previously approved access. 18 to 20 houses will negatively impact the setting of the listed building even with extra screening. The access point is near to traffic lights interfering with current movements causing an increased risk of accidents.

A resident opposite the previously proposed entrance to The Walled Garden reiterating the concern regarding the amount of development proposed in Five Ash Down. All sites need to be looked at cumulatively taking into consideration sewerage issues and flooding issues. The right infrastructure is not in place to support more dwellings. Five Ash Down is no longer a small village north of Uckfield.

It is being lost with the amount of development and loss of strategic gap between settlements. Why was the site included in the local plan when the site has twice been refused on appeal?

1. Apologies were received and accepted from Cllr Duck, Furber, Marshall and clerk Claudine
2. Minutes of the meeting of 11th February were approved as a correct record of the meeting
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda -

4. **Planning Applications**

4.1 Application: WD/2025/0291/F

Deadline for response to WDC: 10th March 2025 (extension to 12th March 2025 granted)

Location: **Durrant House, Coopers Green Road, Uckfield, TN22 3AA**

Description: erection of first floor extension to match existing style.

Link to documents on WDC website:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0291/F>

No objection – recommend approval

4.2 Application: WD/2024/2894/MAJ

Expiry date for comments: 13 March 2025

Location: **Land to the rear of The Walled Garden, Five Ash Down, Uckfield TN22 3AJ**

Description: construction of 18 no. Dwellings together with associated access road, parking and landscaping.

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2894/MAJ>

Object – recommend refusal. The Parish Council recommend refusal on the following basis:

1. Access – The proposed access onto the A272 on a 60mph road, close to traffic lights is considered dangerous. Vehicles heading east from the traffic lights will be increasing in speed on a slight bend as they approach the entrance to the site, which is considered dangerous. Traffic often backs up 20 cars deep heading west at the traffic lights which will make exiting the site very difficult. The parish council would be interested to know when the traffic survey took place and if it was carried out at busy times at the beginning and end of the day. It is considered that there is not enough visibility splay to access onto a 60mph road in this location. Members also queried the width of the access road and if it meets standards. It should also be noted that the previously proposed access is also onto a 60mph road and therefore should be considered in the same light if the A272 access is considered unacceptable.
2. Impact on the setting of a listed building – despite moving the dwellings to the north of the site and proposing further screening, the development will still impact on the setting of the listed building, exacerbated by the access which will run parallel with the listed building. Is the spirit of the appeal judge being ignored?

The Parish Council also wishes to raise concerns regarding existing sewerage issues in the village which will be increased with even more housing and that that the development is being proposed on agricultural land.

There would, however, be no objection to the development of a new property between 2 and 4 The Walled Garden

- 4.3 Application: WD/2024/0398/F
 Expiry date for comments: 19 March 2025
 Location: **16 Olives Pit Lane, Five Ash Down**
 Description: Proposed rear single storey extension and conversion of the existing garage into bedroom and en-suite.
 Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0398/F>
No objection – recommend approval
- 4.4 Application: WD/2025/0076/F
 Expiry date for comments: 20 March 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 web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0076/F>
No objection – recommend approval
- 4.5 WD/2025/0392/FA
 Expiry date for comments: 21 March 2025
 Location: **Saxon Court, Pound Green, Buxted**
 Description: Variation of condition 2 of WD/2023/2512/RM (Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to outline permission WD/2019/1335/O (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). To improve design and layout
 Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0392/FA>
No objection – recommend approval
5. **Applications considered by email due to the deadline set by WDC falling prior to the planning committee meeting:**
- 5.1 **Application: WD/2022/1710/MAJ**
 Deadline for response to WDC: 26th February 2025.
 Location: **Land north of Budletts Lane, Five Ash Down**
 Description: AMENDED PLANS: Description: full planning application for the phased development comprising the construction of 50 no. dwellings including three custom / self-build plots, access, parking, landscaping and ancillary works.
 Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2022/1710/MAJ>
Buxted Parish Council response to WDC: *Buxted Parish Council would like to reiterate their comments submitted previously for this application.*
In addition: As a footway is proposed from the south of the site along the A272, members questioned why is there a need for a path also on the north side of the site, as this is not a footway but proposed walking along an unlit lane. A suggestion is not to have any access to Millwood Lane from the development as it could also encourage additional vehicles to be parked on the lane. Millwood Lane is narrow and unlit so use as a footway or for vehicle parking is not suitable or desirable by local residents.
- 5.2 Application: [WD/2024/2244/F](#)
 Deadline for response to WDC: 3rd March 2025 (extension declined)
 Location: **Ivy Barn Farm, Pound Green, Buxted, TN22 4AP**
 Description: conversion of agricultural building into a residential dwelling including retrospective access alterations. Re-consultation reason: Updated Technical Note (link: [TD WD 2024 2244 F Ivy Barn Farm TN \(2\).pdf](#))
 Link to documents on WDC website:
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2244/F>

Buxted Parish Council response to WDC: *Buxted Parish Council reiterates its previous comments that the access on this part of the A272 is dangerous even with a larger visibility splay and that site is remote from the village with no footpath from the property.*

6. Applications determined/updated by Wealden District Council

- 6.1 Application No: WD/2024/2866/LDE
Location: Trees, Perrymans Lane, High Hurstwood, Uckfield, Tn22 4AG
Description: continued use of a conjoined former polytunnel structure as permanent residential accommodation (single dwelling house)
Decision: **Issued**
- 6.2 Application No: WD/2024/2908/F
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.
Decision: **Approved**
- 6.3 Application No: WD/2024/2850/DC
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)
Decision: **Approved**
- 6.4 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
Decision: **Approved as requested. Parish Councils representations have been deemed not to be relevant to any of the four licensing objectives (prevention of crime & disorder, public safety, prevention of public nuisance and protection of children from harm). Objections must be relevant and reference one or more of the licensing objectives**
7. **Appeals/Enforcement - none**
8. **Applications of note being considered by WDC Planning Committee - none**
9. **Applications received after the publication of this agenda, but available on the WDC website.**
10. **Other issues for consideration**

Public consultation on the proposed masterplan for a future sustainable development at Owlsbury, to the west of Uckfield - which will deliver up to 1700 new homes, including 35% affordable homes and a range of community facilities outlined below.

Fairfax will be holding a public consultation on the proposed masterplan at the Uckfield Civic Centre on: Friday 28th Feb from 3-8pm and Saturday 1st March from 10am-1pm.

This will be supported by an online public consultation with the same exhibition boards and survey for two weeks from 28th Feb to 14th March 2025 at <https://owlsbury.com>

Any urgent matters

11. **None**

Meeting closed at 19.36 hours.

Beccy Macklen - Clerk to Buxted Parish Council